

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN
FILED
GREENVILLE, S. C.

JAN 9 10 23 AM 1962

WHEREAS, I, J. T. Banker,
(hereinafter referred to as Mortgagor) is well and truly indebted unto C. E. Robinson, as Trustee under B. M. McGee Trust Deed, his Successors and Assigns forever;

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of
Thirty Seven Hundred and No/100 Dollars (\$ 3700.00) due and payable

Due and payable two years from date.

with interest thereon from date at the rate of six per centum per annum, to be paid semi-annually.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged; has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

All that piece, parcel or lot of land situate, lying and being in Gantt Township, Greenville County, State of South Carolina on the West side of Air Base Drive (Old Augusta Road) and being a portion of Lot No. 1 of the Estate of Mrs. S. C. Mills as shown on plat made by W. J. Riddle, July 12, 1938 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of Old Augusta Road at the joint corner of property of mortgagor and property conveyed to Earnest Pittman and John Wheeler Powell and running thence along said Old Augusta Road, N. 1-02 W. 280.4 feet, more or less, to a point at Lot No. 1 of Pecan Terrace, thence along the line of said lot S. 85-38 W. 110.2 feet, more or less; to an iron pin; thence along rear line of Pecan Terrace lots S. 17-15 W. 275.1 feet, more or less, to an iron pin in line of said Pittman and Powell lot; thence along said property S. 88-24 E. 206.5 feet to the point of beginning.

The above is the remaining portion of property conveyed to the mortgagor in Deed Book 258, at Page 225 after having deeded a portion thereof to Pittman, et al, in Deed Book 642, at Page 513.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner, it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whatsoever lawfully claiming the same or any part thereof.