

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

DONNIE S. TANKERSLEY
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Idine Brown, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bankers Trust of South Carolina N.A.

(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 Two Thousand Nine Hundred ten and no/100

Dollars (\$ 2, 910.00) due and payable to be paid in 30 consecutive monthly payments of \$97.03 each, the first due August 1, 1974 and each subsequent payment due on the first of each month thereafter.

with interest thereon from date at the rate of 7% per centum per annum, ~~MINIMUM~~ the amount of interest having been added on to the principal sum stated above.

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 those four (4) lots of land in the County of Greenville, State of South Carolina known as Lots 1, 2 and 11 according to a plat of the Jeff Ware property, said plat being recroded in the R.M.C. Office for Greenville County in Plat Book 00, at page 263, together with the following described lot:

All that piece, parcel or lot of land in the State of South Carolina, County of Greenville, Gantt Township, and being about one mile south of Gantt off the public road, on the north side of a new street, hereafter called Jeff Street, and having the following metes and bounds, to-wit:

Beginning at an iron pin, joint corner with Lots No. 9 and 10, and running thence with line of Lot No. 10, N. 58 W. 150 feet to an iron pin on the line of Lot No. 10, and joining other property of William and Dessie Workman; thence S. 14 W. 75 feet to an iron pin, rear corner of Lots No. 8 and 9; thence with line of Lot No. 8, S. 58 E. 150 feet to the bank of Jeff Street; thence with said street, N. 14 E. 75 feet to the beginning corner.

This is the same property conveyed to grantor by deeds of Andrew B. Holmes, Ola Holmes and Lindsey Simmons and Thelma C. Simmons recorded in the R.M.C. Office for Greenville County in Deed Book 878, at page 633, Deed Book 864, at page 472, and Deed Book 915, at page 478.



Together with all and singular rights, members, herditaments, and appertanances 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 Mortgagee 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagor forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagee further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due, and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.

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