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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
DONNIE S. TANKERSLEY
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Ann G. Pinson

(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 **Thirteen thousand thirty nine and 20/100**

Dollars (\$ 13,039.20) due and payable

in Sixty (60) monthly installments of Two Hundred Seventeen Dollars and 32/100 (\$217.32), commencing the 10th day of August, 1974, and on the same date of each successive month thereafter until paid in full.

with interest thereon from _____ at the rate of _____ per centum per annum, to be paid: **Monthly**

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 **Greenville**

ALL that piece, parcel or lot of land lying, being and situate on the Northwest corner of Perry Avenue and Leach Street, in the City and County of Greenville, State of South Carolina, and being the major portion of Lot No. 16, as shown on Plat prepared by Wm. A. Hudson, D. S., dated May 20, 1905, and recorded in the Office of the R. M. C. for Greenville County, S. C., in Plat Book "A", at Page 110, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwest corner of Perry Avenue and Leach Street and running thence along the western side of Leach Street, N. 18½ E. 150 feet to an iron pin; thence N. 71½ W. 100 feet to an iron pin; thence S. 18½ W. 150 feet to an iron pin on the Northern side of Perry Avenue; thence running with the said Perry Avenue S. 71½ E. 100 feet to the beginning corner.

BEING the same property conveyed to the Mortgagor herein by Deed recorded in the Office of the R. M. C. for Greenville County, in Deed Book 997, at Page 586.

THIS conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements, and rights-of-way, if any, affecting the above described property.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 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 whomsoever lawfully claiming the same or any part thereof.

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