

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE
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BOOK 1317 PAGE 705

DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, Charles Queen,

(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 Seven Thousand Two Hundred Fifty-Five Dollars and Twenty (\$7,255.20) Cents, Dollars (\$-----) due and payable in sixty (60) monthly installments of One Hundred Twenty Dollars and Ninety-Two (\$120.92) Cents each, commencing September 5th, 1974, and on the 5th day of each and every month thereafter, until paid in full,

with interest thereon from date at the rate of Seven per centum per annum, to be paid: after maturity.

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, in Paris Mountain Township, in the Berea Section of said County and State, on the southern side of a proposed road near Piney Road, and according to survey made by J.C. Hill on September 9, 1958, is described as follows:

BEGINNING at an iron pin on the southern side of a proposed road 161.4 feet west from a settlement road which intersects Piney Road and running thence with the line of property now or formerly owned by Ralph Kay and continuing with other property now or formerly of Clara C. Crow, S. 30-45 E. 164.7 feet to an iron pin; thence S. 55-30 W. 100 feet to an iron pin at the corner of other property of Clara C. Crow which is 100 feet east from a spring and running thence with other property now or formerly of Clara C. Crow, N. 30-55 W. 191 feet to an iron pin on proposed road; thence with the southern side of said road, N. 70-05 E. 100 feet to the beginning corner, containing 0.41 acres, more or less.

This is the same property conveyed to the mortgagor by deed from J. Roy McCall, dated July 24th, 1974, recorded in the records of the R.M.C. Office for Greenville County, simultaneously herewith.



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 whomsoever lawfully claiming the same or any part thereof.

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