

FILED  
GREENVILLE CO. S. C.  
MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C. 1330 289

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Michael L. Rodrigue AND Mary Elizabeth L. Rodrigue

(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 Fifty Thousand Dollars and No/100

Dollars (\$ 50,000.00 ) due and payable

with interest thereon from at the rate of 11 1/2 per centum per annum, to be paid:

on or before November 19, 1975

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, the Mortgagee's heirs, 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, being shown as Lot 62 on plat of Forestdale

Heights made by R. K. Campbell, Surveyor, December 1956, revised November 1958, recorded in RMC Office for Greenville County, S.C., in Plat Book KK at Page 199 and having according to plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the south side of Forestdale Drive at joint front corner of Lots 61 and 62, and runs thence along said Drive, N. 85-29 W. 70 ft. to an iron pin; thence along line of Lot 63, S. 4-31 W. 197.9 ft. to an iron pin; thence S. 85-45 E. 70 ft. to an iron pin; thence along the line of Lot 61, N. 4-31 E. 197.6 ft. to beginning corner.

This Mortgage constitutes a second mortgage of the mortgagors and is subject to the first mortgage of C. Douglas Wilson & Company recorded in Mortgage Book 981 at Page 357 and subsequently assigned to Metropolitan Life Insurance Company on December 18, 1964.



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.

4328 RV-2