

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, I, Roosevelt Ladson

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bankers Trust

(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 -----

-----TWELVE THOUSAND AND NO/100 ----- Dollars (\$12,000.00) due and payable

in monthly installments of \$193.07, said payments to be applied first to interest and then to principal,

with interest thereon from date at the rate of nine (9%) per centum per annum, ~~XXXXXX~~ to be computed and 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, known and designated on a plat prepared by J. R. Crawford, Surveyor, in November 1961 as Lots Nos 34, 35 and 41 of Howard Heights, said lots located East of Simpsonville - Fountain Inn Road, known as Howard Drive, which runs through said Howard Heights, and having the following courses and distances, according to said plat, to-wit:

BEGINNING at an iron pin on the Western edge of an unnamed Street, joint front corner with Lot No. 36, and running thence with the Western edge of said unnamed Street, S. 45 W., 160 feet to an iron pin, intersection of said unnamed Street and another unnamed street; thence with the Northern edge of said unnamed street, N. 56 W. 80 feet to an iron pin, joint corner with Lot No. 41 and Lot 34; thence with the Northern edge of said street, N. 17 W., 106 feet to an iron pin, joint corner on said street with Lot. No. 40; thence with the joint line of Lots Nos. 40 and 41, N. 75 E. 128 feet to an iron pin; joint corner of Lots Nos. 39, 36, 35, 41 and 40; thence with the joint line of Lots Nos. 35 and 36, N. 56 W. 80 feet to an iron pin, the point of beginning, being bounded by two unnamed streets, Lots Nos. 36, 40 and 39.

This is the identical property conveyed to the mortgagor by deed of Lilla H. Jones recorded in the RMC Office for Greenville County in Deed Book 829 at page 362.



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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