

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
JUN 6 4 14 PM '72

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

WHEREAS, THOMAS B. SIPPEL
DONNIE S. TANKERSLEY
R.M.C.

(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

TWENTY-FIVE THOUSAND and 00/100----- Dollars (\$ 25,000.00) due and payable

with interest thereon from _____ date _____ at the rate of 10 _____ per centum per annum, to be paid: in full
in ninety (90) days from the date hereof.

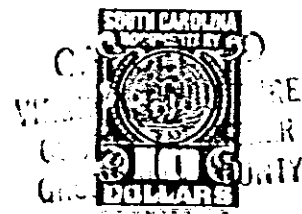
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, near Simpsonville, South Carolina, being known as Lot No. 5 on a plat of Rollingwood, recorded in the R.M.C. Office for Greenville County in Plat Book YY at Page 111, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern edge of Green Hill Drive, joint front corner with Lot 6 and running thence with the line of Lot 6, N. 5-32 W. 348.1 feet to an iron pin; thence N. 32-07 E. 130 feet to an iron pin at the joint rear corner with Lot 4; thence with the line of Lot 4, S. 57-53 E. 375 feet to an iron pin on the western edge of Club Drive; thence with the edge of said Drive, S. 32-07 W. 63 feet to an iron pin on said Drive; thence S. 26-31 W. 100 feet to an iron pin on said Drive; thence S. 19-21 W. 82 feet to an iron pin on said Drive; thence with the curve of the intersection of Club Drive and Green Hill Drive (the chord being S. 56-58 W. 74.7 feet) to an iron pin on the northern edge of Green Hill Drive; thence with the edge of said Drive, N. 86-11 W. 120.2 feet to an iron pin on said Drive; thence S. 86-11 W. 65.7 feet to the point of BEGINNING.

This Mortgage is junior in lien to that certain mortgage given by mortgagors herein to First Federal Savings & Loan Association of Greenville, South Carolina, in the principal amount of \$35,000.00, dated September 15, 1972, and recorded in the R.M.C. Office for Greenville County in Mortgage Book 1249 at Page 423.



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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