

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE }

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

WHEREAS, RONALD E. SINCLAIR and MARCIA L. SINCLAIR

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE BANK OF TRAVELERS REST

(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 THREE THOUSAND FIVE HUNDRED and no/100-----

Dollars (\$ 3,500.00) due and payable

in accordance with the terms of said Note of even date herewith,

with interest thereon from _____ date _____ at the rate of 9 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, being shown and designated as Lots Nos. 16 and 17 on a Plat of DOGWOOD HILLS, prepared by T. T. Dill, dated October 1956, recorded in the RMC Office for Greenville County, South Carolina in Plat Book QQ, Page 63, and having according to said Plat the following metes and bounds, to-wit:

BEGINNING at a point at the intersection of West Drive and Jordan Drive and running thence along Jordan Drive, S. 46-55 E. 180 feet to a point at the corner of Lots Nos. 16 and 15; running thence S. 42-05 W. 251.8 feet to a point; running thence along the boundary of Lots Nos. 1 and 17, N. 38-25 W. 180.6 feet to a point on West Drive; running thence along West Drive, N. 42-06 E. 225 feet to the point of beginning.

ALSO, ALL that piece, parcel or tract of land, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot No. 14 on a Plat of DOGWOOD HILLS, prepared by T. T. Dill, dated October 1956, recorded in the RMC Office for Greenville County, South Carolina in Plat Book QQ, Page 63, and having according to said Plat the following metes and bounds, to-wit:

BEGINNING at a point on Jordan Drive, the joint front corner of Lots Nos. 14 and 15 and running thence along Jordan Drive, S. 36-40 E. 100 feet to a point; thence along the common boundary of Lots Nos. 13 and 14, S. 42-95 W. 247.5 feet to a point; thence N. 38-25 W. 100 feet to a point; thence along the common boundary of Lots Nos. 14 and 15, N. 42-05 E. 250 feet to the point of beginning.

Note and Mortgage due and payable in full at any change of ownership.



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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