MORTGAGE OF REAL ESTATE-Prepared EMPHREY AND RILEY, Attorneys at Law, Greenville, S. C. 500, 1256 135 GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

DER 16 13 50 14 779

MORTGAGE OF REAL ESTATE

10 ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

LEWIS WRIGHT, JR.

thereinafter referred to as Mortgagor) is well and truly indebted unto BANKERS TRUST OF SOUTH CAROLINA

(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

together with add on interest at the rate of six (6%) per cent per annum until paid in full, in monthly installments of \$41.44 on the 20th day of December, 1975, and continuing on the 20th day of each month thereafter for 24 months, interest 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 an other and further sums for which the Mortgagor may be indebted to the Mortgagor at any time for advances made to or for his account by the Mortgagor, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagor 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 Mortgagor, 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, Grove Township, known and designated on a plat prepared by R. K. Campbell, March 1962, entitled "Final Plat Reedy Acres, Property of W. E. Perry" as Lot No. 25, and having the following metes and bounds according to said plat, to-wit:

BEGINXING at an iron pin in the edge, Western edge, of a 50 foot County Road, joint front corner with Lot No. 24 owned by Lewis Wright, Jr., and running thence with the joint line of said Lot No. 24 N. 76-20 W., 145 feet to an iron pin on line of land of Paul K. Thackston, back joint corner with said Lot No. 24; thence along the joint line with the Thackston land S. 13-40 W. 91 feet to an iron pin, back joint corner with Lot No. 33, owned by Lewis Wright, Sr.; thence with the joint line of said Lot No. 33 S. 76-20 E. 145 feet to an iron pin in the Western edge of said County Road, joint front corner with said Lot No. 33; thence along the Western edge of said County Road N. 13-40 E. 91 feet to an iron pin, the point of beginning, and bounded by said County Road, Lots Nos. 24 and 33 of said Survey and lands of Paul K. Thackston.



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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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