

FILED
GREENVILLE CO. S. C.

1259 414

FEB 2 4 49 PM '76

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
DONNIE S. TANKERSLEY }
R.H.C. } TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JAMES K. STARKEY

(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 Nine Thousand Five Hundred Two and 92/100

Dollars (\$ 9,502.92) due and payable

\$113.13 per month commencing March 5, 1976, and \$113.13 on the 5th day of each and every month thereafter until paid in full.

~~with interest thereon at the rate of ten percent per annum to be paid~~

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, on the Eastern side of Alma Avenue (formerly known as Eva Street) near the City of Greenville, and being a portion of Lot #8 of Section C as shown on Plat of Property of J. Ed Means, recorded in the Greenville County RMC Office in Plat Book J, Pages 186 and 187 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Alma Avenue (formerly known as Eva Street) at joint front corner of Lots 7 and 8 and running thence with the joint line of said lots, S. 40-30 E. 150 feet to an iron pin; thence through Lot 8, N. 48-37 E. 70 feet to an iron pin; thence still through Lot 8, N. 40-30 W. 150 feet to an iron pin on Alma Avenue (formerly Eva Street); thence along Alma Avenue, S. 48-37 W. 70 feet to the point of beginning.



NOELLED
FEB 2 4 49 PM '76

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-23