

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C. MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
APR 21 9 54

WHEREAS, DONNIE S. FAHNESTOCK
W. D. HEATON

(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 -----**SIX THOUSAND SIX HUNDRED THIRTY SIX AND 60/100THS**----- Dollars \$ 6,636.60 due and payable

in accordance with the terms of the note of even date

with interest thereon from date at the rate of _____ per centum 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, being shown as Lot 19 EDWARDS FOREST, Section 2, as shown on plat thereof recorded in Plat Book RR at Page 20 in the R.M.C. Office for Greenville County and having according to said plat the following metes and bounds:

BEGINNING at an iron pin at the joint front corner of Lots 19 and 20 and running thence along Randy Drive N 56-45 E 100 feet; thence S 33-15 E, 180 feet to an iron pin; thence S 56-45 W, 100 feet to an iron pin; running thence N 33-15 W, 180 feet to the point of beginning.

THIS is the same property conveyed to the Mortgagor herein be deed of Charles W. Hester and Betty Jean Hester recorded in the R.M.C. Office for Greenville County in Deed Volume 867 at Page 157 on May 1, 1969.

IT IS understood and agreed between the parties that this instrument is a second mortgage and is junior to that instrument in favor of First Federal Savings and Loan Association of Greenville, South Carolina recorded in the R.M.C. Office for Greenville County in Mortgage Book 1002 at Page 619.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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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DOCUMENTARY
STATE
RECORDS

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