

Mortgagee's Address: Post Office Box 608, Greenville, South Carolina

GREENVILLE CO. S. C.

BOOK 1395 PAGE 622

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APR 23 11 14 AM '77
IN THE S. CAROLINA
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, LAWRENCE E. MCNAIR

(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 No/100----- Dollars (\$ 25,000.00) due and payable

250 AS

with interest thereon from date at the rate of per centum per annum, to be paid: according to the terms of that certain note of even date.

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:

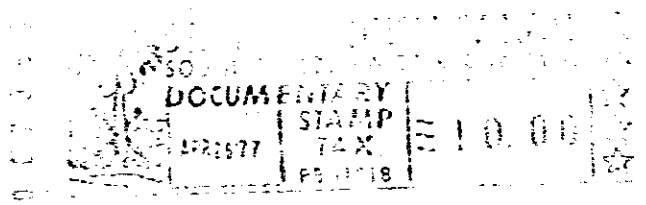
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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

ALL that piece, parcel or tract of land in the County of Greenville, State of South Carolina, being known and designated as part of Lot No. 15 and all of Lot No. 16 as shown on plat of Paramount Park near Greenville according to a plat made by R. K. Campbell, Engineer, November 22, 1960, and having, according to said plat, the following course and distances, to-wit:

BEGINNING at an iron pin on S. C. Highway 291 at the joint front corner of Tracts Nos. 10 and 16 and running thence along Highway 291, N. 35-22 E. 80.3 feet to a point; thence continuing with said Highway, N. 37-03 E. 16.7 feet to a point; thence a new line through Lot No. 15, S. 50-35 E. 119.5 feet to a point; running thence S. 39-20 W. 100 feet to a point; running thence N. 50-30 W. 114.3 feet to the beginning corner.

This is the same property conveyed by Donald D. Greer to Lawrence E. McNair recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 999, Page 307, recorded May 20, 1974.



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-2