

GREENVILLE CO. S.C.

1996 850

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, AGNES S. BOLING

(hereinafter 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

SEVENTEEN THOUSAND FIVE HUNDRED AND NO/100-----

Dollars (\$ 17,500.00) due and payable

in two (2) annual principal payments of Eight Thousand Seven Hundred Fifty & No/100 (\$8,750.00) plus interest, with payments due on May 6, 1978 and May 6, 1979.

with interest thereon from date at the rate of nine (9) per centum per annum, to be paid annually

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 known and designated as Lot No. 7 on plat of property of Wildair Estates, recorded in Plat Book EE at Page 19, in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Burgundy Drive, joint front corner of Lots 6 and 7, and running thence with line of Lot 6, N. 76-00 W. 240.9 feet to an iron pin, joint rear corner of Lots 6 and 7, and property now or formerly of Ruth G. Shealy, thence with line of property now or formerly of Ruth G. Shealy, S. 13-40 E. 180 feet to iron pin, joint rear corner of Lots 7 and 8; thence with the line of Lot 8, N. 76-20 E. 206 feet to an iron pin on the western side of Burgundy Drive; thence with the western side of Burgundy Drive, N. 7-12 W. 68.5 feet to the point of BEGINNING.

This conveyance is made subject to any restrictions, easements, and rights-of way that may appear of record and/or on the recorded plat(s) or on the premises.

This being the same property conveyed to the mortgagor herein by deed of Charles Morris and Peggy Glascoe Ridgeway of even date to be recorded herewith.

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Bankers Trust of South
Carolina
P. O. Box 608
Greenville, SC 29602

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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