

FILED
GREENVILLE CO. S. C.

1398 PAGE 288

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APR 23 4 13 PM '77
DONALD S. TANNER, CLERK

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, EARLENE M. COLLINS (FORMERLY EARLENE M. CLARK)

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANKERS TRUST OF SOUTH CAROLINA, N. A.
P.O. Box 608, GREENVILLE, S.C. 29602

(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 FIFTEEN THOUSAND SIX HUNDRED SEVENTY-FIVE AND NO/100THS-----Dollars (\$15,675.00--) due and payable

AS SET FORTH IN SAID NOTE,

with interest thereon from DATE at the rate of NINE (9%) per centum per annum, to be paid: AT MATURITY.

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, near the City of Greenville, being known and designated as Lot 2, Section 2, Colonial Hills, plat of which is recorded in the RMC Office for Greenville County, S. C. in Plat Book RR, Page 185, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Westerly side of Creighton Street, joint front corner Lots 2 and 3; and running thence N. 80-15 W. 150 feet to an iron pin; thence N. 9-45 E. 100 feet to an iron pin; thence S. 80-15 E. 150 feet to an iron pin on Creighton Street, joint front corner Lots 1 and 2; thence along Creighton Street S. 9-45 W. 100 feet to an iron pin, the point of beginning.

BEING the same property conveyed to the Mortgagor herein as Earlene M. Clark on July 22, 1971, by deed of James A. and Lorna R. Berry recorded in the RMC Office for Greenville County in Deed Book 921 at Page 78 on July 23, 1971.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
MAY 23 1977
STAMP TAX
P.B. 11218
06.28

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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