

GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ROBERT E. BARBREY

(hereinafter referred to as Mortgagor) is well and truly indebted unto

BANKERS TRUST OF S. C., 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

in equal monthly installments of \$402.23 per month beginning May 1, 1976, and continuing on the 1st day of each month thereafter for eighty-four (84) months;

with interest thereon from date at the rate of 9 % per centum per annum, to be paid: monthly

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 11.75 acres, more or less, according to a plat prepared by C. O. Riddle, R.L.S., which plat is recorded in the R.M.C. Office for Greenville County in Plat Book 5B, Page 43, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of East Georgia Road at an iron pin and running thence N. 12-46 E., 26 feet to an iron pin in the edge of said Road; thence N. 12-46 E., 334.1 feet to an iron pin; thence N. 39-11 W. 373.3 feet to an iron pin; thence N. 54-08 E. 703.9 feet to an iron pin; thence S. 54-09 E., 411.6 feet to an iron pin; thence S. 54-40 W. 426.4 feet to an iron pin; thence S. 19-33 E., 640 feet to an iron pin in the edge of East Georgia Road; thence S. 19-33 E., 25 feet to a spike in the center of East Georgia Road; thence down the center of said Road, N. 84-00 W., 612.8 feet to the beginning.

This is the same property conveyed to the Mortgagor by deed of John N. Bennett, Sr., recorded in the R.M.C. Office for Greenville County on November 27, 1973.

Note: No penalty for prepayment of principal in any amount at any time.



Together with all and singular rights, members, hereditaments, 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 whosoever lawfully claiming the same or any part thereof.

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