ORTGAGE OF REAL ESTATE-Preciped by FILEP AND RILEY, Attorneys at Law, Greenville, S. C. T. 1333 111 14

STATZ OF SOUTH CAROLINA COUNTY OF GREENVILLE

SER 5 11 37 AM TO ALL TO ALL DONNIE S. TANKERSLEY

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

R.M.C.

WHEREAS,

TYRUS J. SAVAGE, JR.

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANKERS TRUST OF S. C.

(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

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 in lebted to the Mortgagor at any time for advances made to or for his account by the Mortgagor, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagor at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, burgained, sold and released, and by these presents does grant, burgain, sell and release unto the Mortgagor, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or bereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, near the Town of Mauldin, being known and designated as Lot No. 4 of Subdivision known as GREENBRIAR, as shown by plat recorded 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 Greenbriar Drive, at the joint front corner of Lots Nos. 4 and 5 and running thence with the joint line of said lots, S. 35-30 E. 230.8 feet to an iron pin; thence N. 51-48 E., 100.1 feet; thence N. 35-30 W., 226.1 feet to an iron pin; thence along Greenbriar Drive, S. 54-30 W., 100 feet to the beginning corner and being the same property conveyed to the mortgagor herein by deed recorded in Deed Volume 959 at page 251 in the RMC Office for Greenville County.



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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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