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MORTGAGE OF REAL ESTATE—Offices of ^{FILED} Leathwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APR 7 11 31 AM '79
BONNIE S. TANKERSLEY
R.M.C.

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

WHEREAS, Wallace W. Brawley, Jr. and Anne Coffey Brawley

(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 Four Thousand, Four Hundred Eighty-two and 73/100

Dollars (\$ 4,482.73) ~~due~~

to be computed and paid quarterly with principal and unpaid interest due April 6, 1979

with interest thereon from date at the rate of eight per centum per annum, to be paid quarterly

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, the Mortgagee's heirs, 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 and lying and being on the northern side of Richwood Drive and being known and designated as Lot No. 10 according to a plat entitled Section I of Richwood Subdivision, said plat being dated April, 1968, by C. O. Riddle and recorded in the RMC Office for Greenville County in Plat Book UUU at page 5 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Richwood Drive at the joint front corner of Lots 7 and 10 and running thence with the line of Lot 7, N. 19-14 W. 151.1 feet to an iron pin at the joint rear corner of Lots 7 and 10; thence N. 86-44 E. 81 feet to an iron pin; thence S. 19-22 E. 128.8 feet to an iron pin on Richwood Drive; thence with Richwood Drive, S. 70-46 W. 77.9 feet to the point of beginning.

IT IS UNDERSTOOD AND AGREED between the parties hereto that this mortgage is equal in priority to that certain mortgage heretofore given by the Mortgagors to Peoples National Bank, Greenville, S.C. (now Bankers Trust of South Carolina), said mortgage being dated April 19, 1973 and recorded in Mortgage Book 1273 at Page 243.
IT IS FURTHER UNDERSTOOD that default in the terms of either mortgage constitutes default in both.



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 is 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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