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GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

5025 10 17 1976
MORTGAGE OF REAL ESTATE
DONNIE S. TANKERSLEY
R.H.C TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, BENNY WALLACE MCGREGOR,

(hereinafter referred to as Mortgagor) is well and truly indebted unto
BANKERS TRUST OF SOUTH CAROLINA, 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

FIVE THOUSAND TWENTY FOUR AND 88/100----- Dollars (\$ 5,024.88) due and payable
in thirty-six (36) monthly installments of One Hundred Thirty Nine and
58/100 (\$139.58) Dollars commencing on September 20, 1976,

with interest thereon from date at the rate of 12.83% per centum per annum, to be paid:

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 Town of Simpsonville and containing two (2) acres according to a recent survey of the property of Robert Carr made by Jones Engineering Service on April 17, 1973, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin near the center of Stenhouse Road and running thence along a 50-foot road, North 11-38 East 248 feet to an iron pin; running thence along line of other property of Mohammed Nasim, South 77-02 East 391.72 feet to an iron pin; running thence along line of property, nor or formerly, or James Abercrombie, South 19-47 West 237 feet to an iron pin at edge of Stenhouse Road; running thence South 10-29 West 24 feet to a point approximately in the center of Stenhouse Road; running thence along the approximate center of Stenhouse Road, North 74-16 West 324.2 feet to an iron pin; thence continuing with Stenhouse Road, North 84-01 West 35.3 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Bobby J. Carr and Sarah R. Carr to be recorded of even date herewith.



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 whomsoever lawfully claiming the same or any part thereof.

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