

MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GreenvilleFILED
GREENVILLE CO. S. C.MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

MAR 11 3 12 PM '77

WHEREAS, Raja Eckstein

BONNIE S. TANPERSLEY
R.M.C.

Whereinafter referred to as Mortgagor) is well and truly indebted unto

Southern Bank & Trust Company

(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

Sixteen thousand eight hundred seventy-five and no/100-----Dollars (\$16,875.00) due and payable in equal monthly installments of \$213.88 each beginning April 11, 1977 and continuing on the 11th day of each month thereafter until paid in full; all payments to be applied first to interest then to principal

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

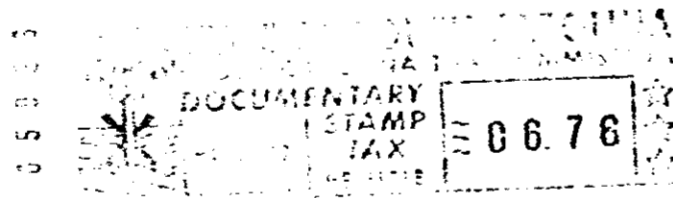
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, 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 at the southeast corner of Old Grove Road and High Valley Boulevard near the City of Greenville in Gantt Township, Greenville County, South Carolina, being known as Lot No. 6 on Platt of Fresh Meadow Farms made by M. H. Woodward, May 12, 1945, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book M at page 127 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southeastern corner of the intersection of Old Grove Road and High Valley Boulevard and running thence along the eastern side of Old Grove Road S. 00-07 W. 87 feet to an iron pin at the joint front corner of lots 5 and 6; thence with the line of Lot No. 5 S. 89-43 E. 250 feet to an iron pin; thence with the line of Lot No. 9 N. 00-07 E. 58 feet to an iron pin on the southern side of High Valley Boulevard; thence along the southern side of High Valley Boulevard N. 82-25 W. 252.9 feet to the beginning corner and being the same property conveyed to the mortgagor herein by deed of Edith Joy and Abrams, Bowen, Robertson & Tapp, recorded March 11, 1977 in Deed Book 1052, Page 534

The mortgagee's address is P. O. Box 1329, Greenville, South Carolina 29602



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.