P. O. Box 8
Simpsonville, S. C. 29681
MORTGAGE OF REAL ESTATE—Prepared by RILRY AND RILEY, Attorneys at Law, Greenville, S. C. 3008 1409
GREENVILLE CO. S. C.

WORTGAGE OF REAL ESTATE

NORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE SP 6 11 45 11 77 TO

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

DONNIE S. TANKERSLEY R.M.C.

WHEREAS,

JERRY J. BALCOMBE and MARIE T. BALCOMBE

(hereinaster 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 in-Occuporated herein by reference, in the sum of

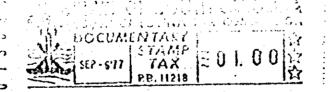
TWO THOUSAND FOUR HUNDRED NINETY-THREE & NO/100---Dollars (\$ 2,493.00 personal including add on interest at the rate of six and one-half (6 1/2%) per cent per annum until paid in full, in monthly installments of \$69.25 on the 25th day of September, 1977, and continuing on the 25th day of each month thereafter for 36 months, interest to be paid monthly with the rate of six and one-half (6 1/2%) per cent per annum until paid in full, in monthly and continuing on the 25th day of each month thereafter for 36 months, interest to be paid monthly with the rate of six and one-half (6 1/2%) per cent per annum until paid in full, in monthly and continuing on the 25th day of each month thereafter for 36 months, interest to be paid monthly with the rate of six and one-half (6 1/2%) per cent per annum until paid in full, in monthly and continuing on the 25th day of each month

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 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, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagor, 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, Austin Township, being known and designated as Lot No. 2 in accordance with plat recorded in Plat Book GG at page 93 in the Greenville County RMC Office, and being more fully described as follows:

BEGINNING at a point in the center of the Jones Mill Road, joint front corner with Lot No. 3, and running thence along Lot No. 3, S. 0-45 W., 209 feet to an iron pin; thence N. 89-15 W. 180 feet to iron pin; thence N. 0-45 E. 209 feet to a point in center of Jones Mill Road; thence along the center of said road, S. 89-15 E. 180 feet to the point of beginning, and being the same property conveyed to the mortgagors by deed of Glenn Thackston and Lucille Thackston, dated September 20, 1971, recorded October 19, 1971 in the RMC Office for Greenville County in Deed Volume 928 at page 3.



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.

AND THE RESIDENCE OF THE PARTY OF THE PARTY

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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