

Mortgagee's Address: P. O. Box 608, Greenville, South Carolina

MORTGAGE OF REAL ESTATE—Office of ^{FILED} ~~Leatherwood~~, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C. 1409 348
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SEP 8 11 16 AM '77
DONNIE S. TANKERSLEY
R.H.C.

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

WHEREAS, A. Marvin Quattlebaum and Zylphia S. Quattlebaum

(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 Fifty-Two Thousand and No/100ths -----

Dollars (\$ 52,000.00) due and payable

in full January 6, 1978

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

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, in Greenville Township, known and designated as Lots Nos. 1 and 2 on a plat of property of Estate of Mrs. C. A. Cook, deceased, made by Dalton & Neves, April, 1940, and described together, showing the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest corner of Victory Avenue and Pine Forest Drive and running thence along the northern line of said Victory Avenue N. 84-40 W. 180 feet to an iron pin, joint front corner of Lots Nos. 2 and 3; thence along the common lines of Lots Nos. 2 and 3, N. 3-26 E. 163 feet to an iron pin, joint rear corner of Lots 2 and 3; thence N. 89-58 E. 180.8 feet to an iron pin on the western line of Pine Forest Drive; thence along the western line of said Pine Forest Drive, N. 3-34 E. 180 feet to the point of beginning.

Being the same property conveyed to the mortgagors herein by deed of J. Mac Rabb, Jr., et al recorded herewith in the RMC Office for Greenville County, South Carolina, said deed being dated September 3, 1977.

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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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