

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

22 1 45 PM '77
DONNIE S. TANKERSLEY
R.H.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Dannelle C. Brown

(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 Twelve Thousand Eight Hundred and No/100----- Dollars (\$ 12,800.00) due and payable

in full one year from date with monthly payments of \$103.00 applied first to interest and then principal beginning September 20, 1975

with interest thereon from date at the rate of nine 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, 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, City of Greenville, on the southern side of West Hillcrest Drive and being known and designated as Lot No. 7 and the western one-half of Lot No. 6 on a plat of HIGHLAND TERRACE, Block J, which plat is recorded in the RMC Office for Greenville County in Plat Book P at Page 238, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of West Hillcrest Drive (formerly Finley Street), which iron pin is at the joint front corner of Lots Nos. 7 and 8 and running thence along the joint line of said Lots, S.18-10 W. 150 feet to an iron pin on a ten-foot alley; thence along said ten-foot alley, S.71-50 E. 75 feet to an iron pin in the rear line of Lot No. 6; thence through the center of Lot No. 6, N.18-10 E. 150 feet to an iron pin on the southern side of West Hillcrest Drive; thence along the southern side of West Hillcrest Drive, N.71-50 W. 75 feet to the point of beginning.

This is a corrective mortgage being given to correct that mortgage given by the Mortgagor herein to the Mortgagee recorded in the RMC Office for Greenville County in Mortgage Book 1346 at Page 385. Said mortgage referred to Lot No. 3 of Highland Terrace Subdivision instead of the above described property and it is the intent of the mortgagor herein to correct said mortgage in all respects by the execution and recording of this mortgage.

This is the same property as that conveyed to the Mortgagor herein by deed from Charles Edward Stewart recorded in the RMC Office for Greenville County in Deed Book 936 at Page 272.

The mailing address of the Mortgagee herein is P. O. Box 608, Greenville, S. C. 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 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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