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BOOK 1435 PAGE 443

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
R.H.C. MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: WILLIAM CLYDE BATES

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto BANK OF TRAVELERS REST

(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

Twenty-five thousand and No/100ths----- DOLLARS (\$ 25,000.00),

with interest thereon from date at the rate of 9% per centum per annum, said principal and interest to be repaid:

in equal monthly installments of \$316.69 commencing one (1) month from date with a like payment on the same date of each month thereafter until paid in full.

All payments to be applied first to interest and then to principal.

THE BALANCE due on the indebtedness evidenced by this note and mortgage shall be paid in full with any change in ownership.

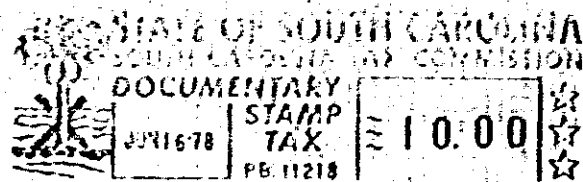
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, containing 3.44 acres between the northern side of Geer Highway (U.S. 276) and the southern side of Baker Circle, being shown on Plat of William C. Bates and Mary B. Bates, dated December 8th, 1970, prepared by Carolina Engineering and Surveying Company, as follows:

BEGINNING at an iron pin on the southemside of Baker Circle and running thence S. 51-54 W. 151.0 feet to an iron pin; thence S. 40-15 E. 90.8 feet to an iron pin; thence S. 41-00 W. 87.5 feet to an iron pin; thence N. 60-30 W. 71.0 feet to an iron pin; thence S. 62-30 W. 245.0 feet to an iron pin on the northeastern side of Geer Highway (U.S. 276); thence along said highway N. 45-07 W. 225.7 feet to an iron pin at the intersection of said highway and Guest Street; thence along the eastern side of said street N. 48-02 E. 259.6 feet to an iron pin; thence continuing along said street N. 35-10 W. 30.0 feet to an old iron pin; thence N. 49-05 E. 103.9 feet to an old iron pin; thence N. 54-00 E. 189.0 feet to an iron pin on the southwestern side of Baker Circle; thence along said Circle S. 30-02 E. 174.9 feet to an iron pin; thence S. 37-30 E. 100.0 feet to an iron pin, the point of beginning.

Derivation: Deed of Mary Ellen Bates Roper, recorded October 20, 1971 in Deed Book 928 at Page 38, and Probate File of Grace Montgomery Bates recorded in Greenville County Probate Court, Apartment #1096, File 12.



Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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