

MORTGAGE OF REAL ESTATE -
GREENVILLE CO. S. C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

VOL 1475 PAGE 414

11 09 AM '79
DONNIE S. TANKERSLEY
R.M.C.

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

WHEREAS, STANLEY C. GIBSON

(hereinafter referred to as 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

Forty Thousand & No/100----- Dollars (\$40,000.00) due and payable

Payable monthly beginning Sept. 1st, 1979, in the sum of \$850.08, for a period of sixty months,

with interest thereon from date at the rate of 9.50 per centum per annum, to be paid: monthly

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, in Paris Mountain Township, containing 2.19 acres according to a plat for Stanley C. Gibson dated September 2, 1977, and having according to said plat the following metes and bounds to-wit:

BEGINNING at the right of way of Old Buncombe Road and Furman University property and running thence with said Furman University property, N. 80-20 W. 493 feet; thence S. 29-00 W. 40 feet; thence S. 58-43 E. 36.77 feet; thence S. 17-11 W. 152.94 feet to Duncan Chapel Road; thence with said Road, S. 71-29 E. 281.62 feet to the property of John J. White Estate; thence with said estate property, N. 16-24 E. 100 feet; thence continuing with said property, S. 72-21 E. 193.81 feet; thence with Old Buncombe Road right of way, N. 13-00 E. 174.19 feet to the beginning corner.

This conveyance being the same property conveyed unto Stanley C. Gibson by deed from Robert H. Eppes and James Eppes on May 4, 1977 recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 1056 at page 1.

This mortgage is subject to that certain mortgage from Stanley C. Gibson unto Robert H. Eppes and James A. Eppes recorded in the R.M.C. Office for Greenville County in Mortgage Book 1396 at page 721, and having a principal balance due as of May 1, 1979 the sum of \$31,332.66.

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STATE OF SOUTH CAROLINA
RECORDS AND DEEDS DIVISION
DOCUMENTARY
STAMP
TAX \$ 16.00
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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 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, executors and assigns, forever.

The Mortgagee 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 Mortgagee 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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