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MORTGAGE OF REAL ESTATE OF DONNIE S. TANKERSLEY & HENRY, ATTORNEYS AT LAW, GREENVILLE, S. C.

STATE OF SOUTH CAROLINA } 1 06 PM '80
COUNTY OF GREENVILLE }
DONNIE S. TANKERSLEY
R.M.C

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

WHEREAS, J. Milton King and Doris J. King

(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

Twenty-Six Thousand Six Hundred Seventy Seven and 20/100 Dollars (\$ 26,677.20) due and payable according to terms and provisions of that certain promissory note of even date herewith

Interest thereon after date *OK* at the rate of 14.5% per centum per annum, to be paid: *OK*
monthly

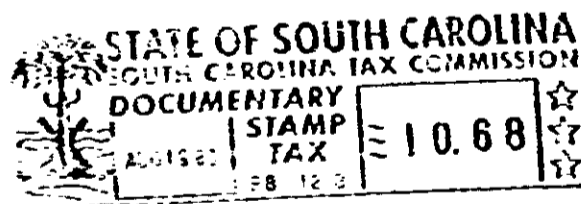
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, 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, and being known and designated as Lot 12, Kenmore Terrace Subdivision, according to a plat prepared of said subdivision by J. Mac Richardson, November, 1958, and which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book XX, at Page 7, and according to said plat having the following courses and distances, to-wit:

BEGINNING at an iron pin on the edge of Kenmore Drive, joint corner with Lot 11, and running thence with the common line with said Lot, S. 89-10 E. 150 feet to a point, joint corner with Lot 28; thence, S. 0-50 W. 75 feet to an iron pin, joint corner with Lot 26; thence, N. 89-10 W. 150 feet to an iron pin on Kenmore Drive; thence along Kenmore Drive, N. 0-50 E. 75 feet to the Beginning corner.

The within property is the identical property conveyed to the Mortgagors herein by deed of Rufus C. Sutherland, dated October 12, 1961, and which said deed is recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 684, at Page 115.



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 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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