

Mortgagee's Address:

P. O. Box 485

Travelers Rest, SC 29690

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

FILED
MAY 5 3 38 PM '81
SONNIE WANKERSLEY
R.M.C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Thomas J. Rochester

(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 Ten Thousand and no/100ths

----- DOLLARS (\$ 10,000.00),
with interest thereon from date at the rate of 14.50 per centum per annum, said principal and interest to be repaid: as set forth in mortgage note dated May 4, 1981.

At the option of the mortgagee, the indebtedness secured hereby shall become due and payable if the mortgagor shall convey the mortgaged premises or if the title thereto shall become vested in any other person or party for any other reason whatsoever.

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, Bates Township, lying on the north side of Ledbetter Road and containing five and 6/10 acres, more or less, and bounded on the west by lot of Joe W. and Nancy Rochester, on the north by Sallie W. Rochester and on the east tract sold to Coleman and having the following metes and bounds:

BEGINNING at Coleman's corner in Ledbetter Road over center of Armstrong Creek and running thence along road as property line S. 63-00 W. 105 feet to a stake; thence N. 67-00 W. 182.2 feet to a nail and cap in road; thence N. 74-00 W. 221.1 feet to a nail and cap; thence N. 79-00 W. 89 feet to Joe W. and Nancy Rochester's corner; thence over iron pin N. 12-00 E. 500 feet to a stone at a Persimon; thence S. 79-00 E. 353 feet to an iron pipe on bank of Armstrong Creek; thence down stream with the meanders of creek as property line (the line is S. 12-27 E. 532 feet) to beginning corner.

DERIVATION: Deed of Sallie W. Rochester recorded 9/9/57 in Deed Book 583 at page 541 in the RMC Office for Greenville County.

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STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX \$ 04.00

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.

LOVE, THORNTON, ARNOLD & THOMASON
File # 15579 Atty. Sec. NW
N. O. W. Thomas J. Rochester
No. 511-1-22

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