

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
S.C.
51 AM '81
RONNIE RAINES
R.M.C.

MORTGAGE OF REAL ESTATE

ECO. 1542 1512

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, RONNIE RAINES and PAMELA RAINES

(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 Five Thousand and No/100-----

----- Dollars (\$ 5,000.00) due and payable
In forty-eight consecutive monthly installments of One Hundred Forty-Five and 44/100 Dollars (\$145.44) commencing July 6, 1981 and One Hundred Forty-Five and 44/100 Dollars (\$145.44) on the 6th day of each and every month thereafter until paid in full.

with interest thereon from date hereof at the rate of Seventeen 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:

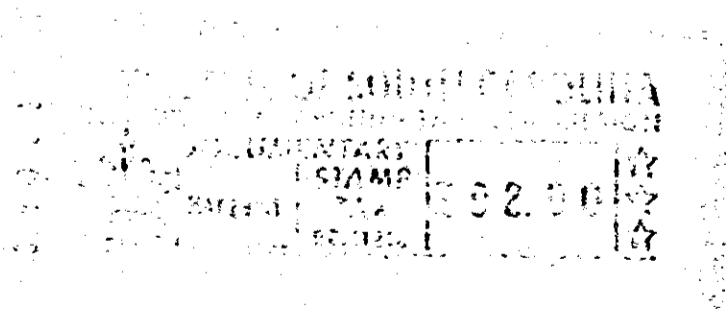
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of GREENVILLE

ALL that piece, parcel or lot of land situate, lying and being in Bates Township, State and County aforesaid, in the Town of Marietta, known as and being a part of the property conveyed to Grantor by deed recorded in R.M.C. Office for Greenville County in Book 906 at Page 635 also Book 945 at Page 441. Said lot being Lot No. 2 as shown on plat made by Terry T. Dill, Reg. C.E. & L.S. No. 104, dated 1963 and recorded in Book K111 at Page 7A with the following metes and bounds, to-wit:

BEGINNING on an iron pin on the western side of Oakland Ave., joint corner with Lot No. 3, and running thence N. 39-11 W. 180.2 ft. to iron pin; thence N. 48-51 E. 115.5 ft. to iron pin, joint corner with Lot No. 1; thence S. 38-45 E. 130.8 ft. to iron pin; thence S. 19-30 W. 100.0 ft. to iron pin on west side of Oakland Ave.; thence with west side of Oakland Ave. S. 50-49 W. 28 ft. to the beginning corner, more or less.

Derivation: Alvin E. Burdett and Evelyn G. Burdett, Deed Book 1148, at Page 951, recorded May 29, 1981.

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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, 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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