

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE, S.C.
JUN 25 PM '81

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ROY LEE STYLES a/k/a LEE ROY STYLES

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANK OF TRAVELERS REST, P. O. Box 485, Travelers Rest, S.C., 29690,

(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 -----

Sixteen Thousand and No/100----- Dollars (\$16,000.00) due and payable

as per the terms of said note;

with interest thereon from _____ date _____ at the rate of 17.5 per centum per annum, to be paid: as per the terms of said note.

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:

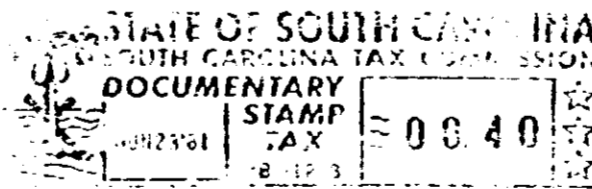
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, being shown as a portion of Lots 18, 19 and 20 on plat of property of Roy Styles, shown in Plat Book Y, Page 63, and Plat Book UU, Page 91, and Lot 14-A, according to a more recent plat entitled "Leroy Styles" recorded in the RMC Office for Greenville County in Plat Book _____, Page _____, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of U.S. Highway 25 at the southern intersection of Lions Club Road, also known as View Circle Drive, and running thence along the southern side of Lions Club Road N. 86-45 E. 196 feet to an iron pin; thence S. 3-15 E. 200 feet to an iron pin; thence S. 86-45 W. 93 feet to an iron pin at the rear corner of Lot 18; thence S. 3-15 E. 75 feet to an iron pin at the joint rear corner of Lots 17 and 18; thence S. 86-45 W. 124 feet to an iron pin on the eastern side of U.S. Highway 25; thence with said Highway the following courses and distances, to-wit: N. 1-31 E. 100.35 feet to an iron pin, N. 1-05 E. 100.25 feet to an iron pin, and N. 0-15 E. 75.15 feet to the point of beginning.

Lots 18, 19 and 20 are part of the property conveyed to Roy Styles in Deed Book 259, Page 42; Lot 14-A was conveyed to Leroy Styles in Deed Book 731, Page 85. Leroy, Roy and Lee Roy Styles are all one and the same person, who died testate as will appear in Apartment 1015, File 23, Probate Court for Greenville County, S.C., wherein he devised said lots to his son, Roy Lee Styles, a/k/a Lee Roy Styles. Maud H. Styles has now married a Nix, thereby removing the condition to the devise.

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.



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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 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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