

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

Mortgagees Address:  
PostOffice Box 485  
Travelers Rest, S. C. 29690

FILED  
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA } 26 PH '81  
COUNTY OF GREENVILLE }  
DONNIE TANKERSLEY  
R.M.C.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Robert J. Bailey

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto The 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 and no/100-----

----- DOLLARS (\$40,000.00 ),  
with interest thereon from date at the rate of 17.00 per centum per annum, said principal and interest to be repaid: as set forth in mortgage note dated October 8, 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, containing .67 acres, on the northeastern side of U.S. Highway No. 276 in Bates Township, being described more particularly on Plat of Property of Robert J. Bailey, dated February 25th, 1976, revised August 30th, 1978, prepared by W. R. Williams, Jr. Engineer/Surveyor, recorded in Plat Book 6V at Page 25, to wit:

BEGINNING at a nail on the northeastern side of U.S. Highway No. 276 at the joint corner of the within described property and other property now or formerly belonging to Robert J. Bailey and running thence along said highway N. 21-07 W. 157.2 feet to an iron pin; thence S. 89-03 127.6 feet to an old iron pin; thence S.89-03 E 203.7 feet to an iron pin at the joint corner of property now or formerly belonging to Gray; thence along the common line of said lots S. 19-20 E. 31.6 feet to an iron pin at the joint corner of property now or formerly belonging to Robert J. Bailey; thence along said property S 67-23 W. 195.7 feet to a nail; thence S. 68-56 W. 109.6 feet to a nail, the point of beginning.

DERIVATION: Deed Greenville and Northern Railway Company, recorded in Deed Book 1031 at page 364 in the R.M.C. Office for Greenville County on February 9, 1976.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
DOCUMENTARY  
STAMP  
OCT 11 1981  
\$10.00  
R.M.C.

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.

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