

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1585 PAGE 855

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Paul David Pritchett,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Travelers Rest, Post Office 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 Five Thousand and No/100 Dollars (\$ 5,000.00) due and payable in forty-eight (48) equal installments of \$144.27 each, commencing April 16, 1982, and continuing on the 16th day of each and every month thereafter until paid in full,

with interest thereon from date at the rate of 17% 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, Saluda Township, on the northwest side of Hart's Cut Road, about one (1) mile north of Marietta, South Carolina, and being known as Tract No. 1, according to plat of property made by T. T. Dill, Surveyor, in February, 1947, and containing 1.7 acres, more or less, according to said plat, having the following metes and bounds, to-wit:

BEGINNING at a point in the center of Hart's Cut Road near the entrance of Slater Road and running thence, N. 60 E. 100 feet; thence continuing along the center of said road, N. 41-45 E. 100 feet to a point in said road; thence, N. 25-55 E. 150 feet; thence continuing along the center of said road, N. 9 E. 190 feet to a stake; thence, S. 86-50 W. 228 feet to a stake on Old Road; thence, S. 6-25 W. 180 feet to a stake; thence, S. 1-25 W. 256 feet to the point of beginning.

This is the same property conveyed to Paul David Pritchett by deed of Henry C. Johnson dated October 29, 1973, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 991, at Page 693.

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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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY STAMP
TAX \$ 12.00

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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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