

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

REC'D FILED
FEB 3 11 25 AM '87
DONNIE S. TANKERSLEY
R.M.C.
MORTGAGE OF REAL ESTATE
THESE PRESENTS MAY CONCERN:

REC: 1593 PAGE 811

WHEREAS, Lenoard W. Garrison and Rita Garrison

(hereinafter referred to as 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 Eight Thousand Six Hundred Twenty-nine and 92/100 Dollars (\$ 8,629.92) due and payable

January 25, 1987

with interest thereon from _____ at the rate of _____ per centum per annum, to be paid:

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 in Saluda Township, near Talley Bridge Road lying on the eastern side of a County Road, containing 1.30 acres as shown on a plat of Property of Lee H. Garrison and Beulah W. Garrison by David C. Kirk, R.L.S., dated August 19, 1977, and recorded in the Greenville County RMC Office in Plat Book 6-E at page 97, and having according to said plat, the following courses and distances, to-wit:

BEGINNING at a nail and cap on the County Road as shown on said plat, joint front corner with property of Garrison, said nail and cap being N 12-16 W 150.0 feet, N 7-41 E 125.0 feet, and N 23-46 E 200.0 feet from a nail and cap near the northwestern intersection of said County Road and Talley Bridge Road and running thence through said County Road N 2-16 W 282.7 feet to a nail and cap in said County road; thence N 74-41 E 182 feet to the center line of a branch, iron pin back same call at 12 feet; thence following the courses and meanders of said branch as the property line, the traverse line of which are as follows: S 11-52 E 211.1 feet to an old stake; thence S 10-24 E 75.5 feet to a stake; thence from the center line of said branch S 77-30 W 220.1 feet to the point of Begining.

THIS being the same property conveyed to the Mortgagors herein by deed of Jane Garrison recorded in the RMC Office for Greenville County in Deed Book 1181, Page 988, on February 3, 1983.

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
DOCUMENTARY TAX COMMISSION
DOCUMENTARY TAX STAMP
FEB 23 1987
03.49

4.0001

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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