

MORTGAGE OF REAL ESTATE

1985 PAGE 819

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED

GREENVILLE COUNTY S.C. MORTGAGE OF REAL ESTATE

MAY 9 12 26 PM '83

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. WATKINSLEY
R.M.C.

WHEREAS, George G. Deyesso and Margaret J. Deyesso

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Travelers Rest, P.O. Box 485, Travelers Rest, SC

(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 Thirteen Thousand

Dollars (\$ 13,000.00) due and payable

with interest thereon from May 6, 1983 at the rate of 13.5% per centum per annum, to be paid: as set forth in 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:

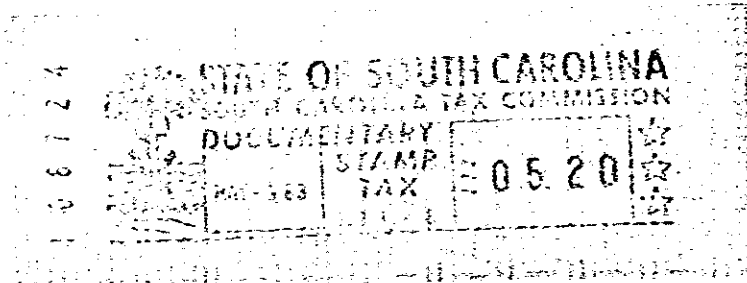
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, City of Greenville, on the southwestern side of Blackburn Street and known and designated as Lot 31 as shown on a plat entitled Isaqueena Park made by Pickell & Pickell, Engineers, June 3, 1947, recorded in the RMC Office for Greenville County, South Carolina in Plat Book P, Pages 130 and 131, and having according to said plat and also according to a more recent plat prepared by Piedmont Engineering Service, dated June 13, 1958, entitled "Property of William S. Knight", the following metes and bounds:

BEGINNING at an iron pin on the southwestern side of Blackburn Street at the joint front corner of Lots 31 and 32, and running thence along the common line of said two lots S 51-22 W 217.7 feet to an iron pin in the line of Lot 130; thence along the line of Lot 130 N 43-29 W 121.7 feet to an iron pin at the joint rear corner of Lots 30 and 31; thence along the common line of said two lots N 57-56 E 226.4 feet to an iron pin on the southwestern side of Blackburn Street; thence along the southwestern side of Blackburn Street S 39-10 E 96 feet to an iron pin, the point of beginning.

DERIVATION: This being the same property conveyed to Mortgagor herein by deed of Mary Dani Roberts-Robinson as recorded in the RMC Office for Greenville County South Carolina, in Deed Book 1187, Page 897, on May 9, 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.



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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