MORTGAGE OF REAL ESTATE Prepared by BILLY AND BILLY, Attorneys at Law, Greenville, S.C. 1343 PAGE 733

FILED
GREENVILLE CO. S.C.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Pete D. Jenkins and Minnie Lee S. Jenkins

hereinafter called the Mortgagor, is indebted to

Bankers Trust of South Carolina

hereinafter called the 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 and no/100----------Dollars $13,000.00 as more fully set forth

in equal monthly installments of $209.16. Payments to applied first to interest and then to principle,

with interest thereon from date at the rate of nine(9%) per annum, to be paid monthly

WHEREAS, the Mortgagee may from time to time, hereafter, advance and lend to the Mortgagor such further sums as may be required or desired, and

NOW, KNOW ALL MEN, that the Mortgagor, in consideration of the said debt and sum of money aforesaid, and for better securing the payment thereof to the Mortgagee, its successors and assigns, according to the tenor and effect of said note and any renewals or extensions thereof, and also in consideration of the further sum of Three Dollars to the Mortgagor in hand paid at and before the sealing 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, forever, the following described property, to-wit:

All that piece, parcel or tract of land in the County of Greenville, state of South Carolina, situate on the Southeastern side of a county road near Fork Shoals, and having, according to a plat made by Robert Jordon, May 18, 1967, recorded in the RMC Office for Greenville County, South Carolina in Plat Book RRR, Page 77, the following metes and bounds, to-wit:

BEGINNING at a point in the center of said county road at corner of property now or formerly of E. A. Coker Estate and runs thence along the center of said road, N. 38-28 E., 136.8 feet to a point; thence still along the center of said road, N. 17-18 E., 292.2 feet to a point; thence still along the center of said road N. 22-48 E., 119.8 feet to a point; thence S. 15-17 E., 739.1 feet to a rock; thence S. 89-00 E., 234 feet to an iron pin; thence N. 83-30 E., 28.4 feet to a point in the center of creek; thence along center of said creek the traverse lines being as follows: S. 16-18 W., 112.8 feet; S. 3-56 W., 75.5 feet; S. 28-30 E., 201.6 feet ; S. 6-27 W., 167.3 feet; S. 26-53 E., 149.2 feet; S. 9-25 E., 129.1 feet; S. 2.05 E., 127.5 feet; thence S. 8-26 E., 112 feet; S. 16-30 E., 211 feet; and S. 25-28 W., 169.4 feet to a point in the center of said creek; thence N. 85-17 W., 27.5 feet to a rock; thence S. 26-58 W., 108.2 feet to a rock; thence N. 24-45 W., 1679.4 feet to a rock; thence N. 6-30 W. 161.2 feet to a point in the center of county road, the beginning corner, and containing, according to said plat, 17.2 acres.

CANCELLED

Together with all and singular the rights, members, hereditaments, and appurtenances to the said premises belonging or in anywise incident or appertaining, including all the rents, issues and profits which may arise or be derived from the said premises, all heating, plumbing, and lighting fixtures, and all other fixtures now or hereafter attached to, or used in connection with, the premises hereby conveyed, it being intended that all such fixtures and equipment shall be considered as 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 conveyed in fee simple absolute, that it has good right and lawful authority to sell, convey or encumber the same, and that the premises are free and clear of all encumbrances except as mentioned 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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