

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
1396 624

WHEREAS, Ruth Lee King (also known as Ruth Lee Payne), Brenda Ann Payne,
and Johnnie Bradford Payne

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bankers Trust

(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

Two Thousand Two Hundred Twelve and 04/100-----Dollars (\$2,212.04) due and payable
in twenty-four (24) monthly payments of Ninety-two and 21/100 (\$92.21)
Dollars beginning the 10th day of June, 1977, and payable monthly thereafter
until paid in full,

with interest thereon from this date at the rate of twelve per centum per annum, to be paid:
to Bankers Trust

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, the Mortgagee's heirs, 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 Grove Township, on the eastern side of Standing Spring Road, containing 6.10 acres, more or less, and having, according to a survey prepared by Terry T. Dill dated October 7, 1966, the following metes and bounds, to-wit:

BEGINNING at a point in the center line of Standing Spring Road at a point where a branch crosses said Road, which point is in line of property owned now or formerly by George Tucker, and running thence down the branch as the line which is along the property line of George Tucker, the traverse line being S. 66-50 E. 413.5 feet, more or less, to a point at Reedy River; thence along Reedy River as the line, the traverse line being S. 2-45 E. 411 feet to an iron pin; thence S.85-50 W. 535 feet to an iron pin; thence N. 85-30 W. 89.4 feet to a point in the center of Standing Spring Road; thence along the center line of said Road as follows: N. 20-00 E. 246 feet to a point, N. 20-51 E. 400 feet to the point of beginning.

This is the same property conveyed to James N. Payne and Ruth Lee Payne by deed of Puckett Brothers, Inc., dated October 17, 1966, and recorded in the RMC Office for Greenville County in Book 808 at Page 412 on October 31, 1966. Grantee James N. Payne died intestate on February 22, 1967. See Probate Apartment 983 File 6.

RECORDED
MAY 10 1977
BOOK 808 PAGE 412

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 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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