MORTGAGE OF REAL ESTATE-Prepared by RILEY AND RILEY, AYES

DONNIE S. TANKERSLEY 208x 1294 PAGE 793

STATE OF SOUTH CAROLINA CCUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE TO ALL WHOM THESE PRESENTS MAT CONCERN:

TECORA BOYD WHEREAS,

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANKERS TRUST OF SOUTH CAROLINA, N. A.

R.H.C.

(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 ONE THOUSAND SIX HUNDRED EIGHTEEN AND 80/100THS--______ __ Dollars (\$ 1,618.80) due and payable

together with add on interest at the rate of seven (7%) per cent per annum, in monthly installments of \$134.90 commencing December 15, 1973 and continuing on the fifteeth day of each month thereafter until paid in full.

MODICERS CONTROL

XXXXXXXX

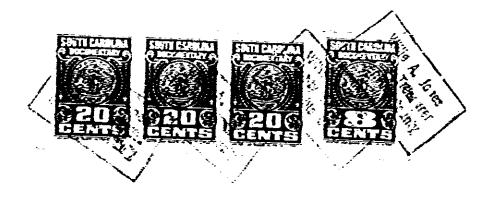
DECREES OF PRESENT OF

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, burgained, 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 bereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Austin Township, shown on plat of Tecora Boyd, made by C. F. Webb, recorded in the R. M. C. Office for Greenville County in Plat Book 4-W at page 100, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint corner of lots of John Thomason, Frank Thomason and Anner Right and running thence along property of John Thomason N. 72-30 W. 500 feet to an iron pin; thence along the line of property of Roy Thomason N. 17-30 W. 450 feet to an iron pin; thence S. 72-30 E. 500 feet to an iron pin at the corner of Anner Right; thence S. 17-30 W. 450 feet to the point of beginning.



Together with all and singular rights, members, bereditaments, and appurter ances 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 beating, 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 bousehold 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.