

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE, S.C.  
Nov 26 10 46 AM '73  
RONNIE S. TANKERSLEY  
R.M.C.

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

WHEREAS, CHARLES H. RICE AND LORETTA H. RICE

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

(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 **Twenty-one Thousand, Three Hundred and Twelve**

& **48/100--** Dollars (\$ **21,312.48** ) due and payable

in equal monthly installments of **Two Hundred and Fifty-three (\$253.72)** & **72/100** Dollars for eighty-four consecutive months, the first payment to become due January 15, 1974, and the other payments to be due on the 15th day of each month thereafter with interest thereon from at the rate of **None** per centum per annum, to be paid: interest has been added

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 **Greenville Township**, being known and designated as the southeastern portion of **Lot No. 4** on plat of **Dunean Heights**, recorded in **Plat Book D**, at page **67**, **RMC Office for Greenville County**, and having, according to a plat made by **C. C. Jones**, recorded in **Plat Book AA** at page **20**, the following notes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of **Smythe Avenue**, at the joint front corner of **Lots Nos. 3 and 4** of **Dunean Heights**, and running thence along line of **Lot No. 3**, **N. 54-15 W. 39.5** feet to an iron pin; thence **S. 35-45 W. 60** feet through **Lot No. 4** to a pin on the northeast side of **Hillhouse Street**; thence along the northeast side of **Hillhouse Street**, **S. 54-15 E. 78** feet to an iron pin at the intersection of **Hillhouse Street** and **Smythe Avenue**; thence along the northwest side of **Smythe Avenue**, **N. 3-10 E. 71.2** feet to the point of beginning.

Also, all those certain pieces, parcels or lots of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of **greenville**, in **Greenville Township**, and being known and designated as **Lots Nos. 5, 6, 7, 8 and 9** of a subdivision of the property of **Susan Fortune**, as shown on plat thereof recorded in the **RMC Office for Greenville County** in **Plat Book U**, at page **159**, and having the following courses and distances, to-wit:

Said lots are described in the aggregate as follows:

BEGINNING at an iron pin at the northwest corner of the intersection of **Fortune Street** with a **20-foot** alley, running parallel with **Green Avenue Extension**, and running thence along the northwest side of said alley, **S. 34-08 W. 98.6** feet to an iron pin in line of property of **Dunean Hill**; thence along the line of the **Dunean Hill** property, **N. 28-27 W. 373.9** feet, more or less, to an iron pin at the southeast side of **Fortune Street**; thence along the line of **Fortune Street**, **N. 72-28 E. 75.1** feet to an iron pin at a right angle turn in **Fortune Street**; thence along the southwest side of **Fortune Street**, **S. 30-59 E. 314.6** feet to the beginning corner.



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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