

MORTGAGE OF REAL ESTATE  
 STATE OF SOUTH CAROLINA  
 COUNTY OF GREENVILLE

JAN 11 2 41 PM '71  
 DONNIE S. TANKERSLEY  
 R.M.C.

BOOK 1299 PAGE 515

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, RAYMOND E. GUTHRIE AND ANNE B. GUTHRIE

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANK OF TRAVELERS REST

(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 Three Thousand Seven Hundred and No/100-----  
 ----- Dollars (\$ 3,700.00 ) due and payable

\$80.00 per month commencing February 10, 1971, and \$80.00 on the 10th day of each and every month thereafter until paid in full.

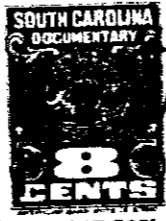
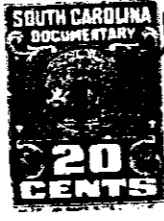
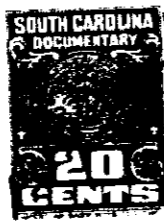
with interest thereon from date at the rate of Eight (8%) centum per annum, to be paid: monthly

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, at the Southwest corner of Talley Bridge Road and Webster Street near the village of Marietta, being shown as Lots 13 and 14 of Block G on plat of property of S. Slater & Sons, Inc., made by J. E. Sirrine & Company on July 10, 1940, recorded in Plat Book K at Page 64, and described as follows:

BEGINNING at a stake at the Southwest corner of Talley Bridge Road and Webster Street and running thence with the Northwest side of Webster Street, S. 36-11 W. 167.3 feet to a stake at corner of Lots 12; thence with the line of said lot, N. 53-49 W. 127 feet to a stake on Talley Bridge Road; thence with the South side of Talley Bridge Road, N. 71-36 E. 98 feet to a stake; thence continuing with said road, N. 78-30 E. 118.5 feet to the beginning corner.



and all 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.