

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

FILED  
GREENVILLE CO. S. C.

1401 763

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Gregg S. Monson

(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 Six Thousand and 00/100

Dollars (\$6,000.00) due and payable

with interest thereon from June 16, 1977 at the rate of nine per centum per annum, to be paid: principal due June 9, 1978 with interest payable in quarterly installments.

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:

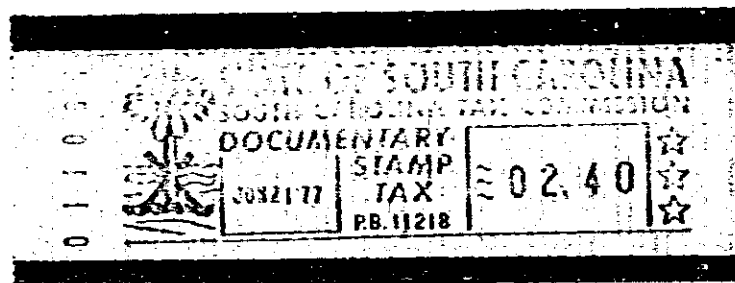
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, being all of Lot No. 62 and a small triangular portion of Lot No. 63 on plat of Extension of Brookforest made by C. C. Jones, Engineer, recorded in Plat Book QQ, Page 17, of the RMC Office for Greenville County, and having according to said plat and a recent survey made by T. C. Adams, Engineer, December 1959, the following metes and bounds, courses and distances, to wit:

BEGINNING at an iron pin on the southeast side of Altacrest Drive, the joint front corner of Lots Nos. 61 and 62; thence with the southeast side of Altacrest Drive N. 52-49 E. 36.3 feet to an iron pin; thence N. 68-29 E. 45.2 feet to an iron pin; thence continuing with the southeast side of Altacrest Drive N. 84-09 E. 11.6 feet to an iron pin corner of Lot No. 63; thence with a new line through Lot 63 S. 22-05 E. 139.5 feet to an iron pin; thence S. 88-47 W. 22 feet to an iron pin; thence S. 52-49 W. 35.6 feet to an iron pin corner of Lot No. 61; thence with the line of said Lot N. 37-11 W. 140 feet to the beginning corner.

DERIVATION: This is the same property conveyed to Mortgagor herein by deed of Jan Bunes recorded September 16, 1977 in Deed Book 925, Page 218, of the RMC Office for Greenville County, South Carolina.

This mortgage is junior in lien to that certain mortgage given by Mortgagor to Aiken Loan & Security Company in the original amount of \$26,500.00 as recorded on September 16, 1977 in the RMC Office for Greenville County, South Carolina in Mortgage Book 1206, Page 577.



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.

3920

4328 RV-2

010  
2504