

Travelers Rest, S.C.

FILED
GREENVILLE CO. S.C.

BOOK 1403 PAGE 667

STATE OF SOUTH CAROLINA JUL 11 2 57 PM '77
COUNTY OF GREENVILLE DONALD S. TANNERSLEY
R.N.C.

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

WHEREAS, LANDRUM I. MCCARRELL, JOHN H. HOLLIDAY AND JAMES E. BARNETT

(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 Twenty Thousand and No/100

Dollars (\$ 20,000.00) due and payable

\$196.95 per month commencing April 1, 1977, and \$196.95 on the 1st day of each month thereafter until paid in full.

BY

one-half (8½%)

with interest thereon from date hereof at the rate of Eight & per centum per annum, to be paid: monthly

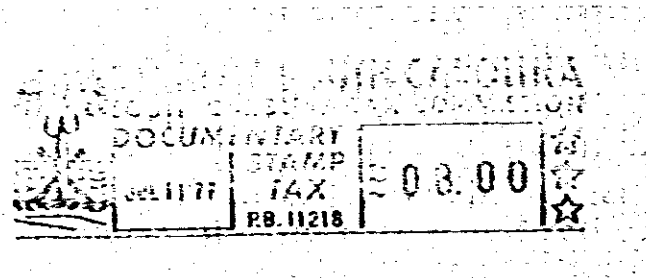
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, in the Town of Travelers Rest, Bates Township, on the east side of U. S. Highway No. 25, and being Lot No. 3 on a plat of property W. Smith Batson, Jr., prepared by W. J. Riddle, surveyor, on July __, 1947, and having, according to said plat, the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the east side of said Highway at the joint front corner of Lots Nos. 2 and 3 (Lot No. 2 being owned by Roy Farnham and wife) and running thence with the joint line of said lots, S. 60 E. 200 feet to an iron pin on line of property of Mrs. Carrie Holtzclaw; thence with the line of that lot, N. 30 E. 168 feet to an iron pin, corner of property of Edna M. Batson; thence with the line of her lot, N. 81 W. 216 feet to an iron pin on the right-of-way of U. S. Highway No. 25; thence with said Highway, S. 30 W. 91.3 feet to the beginning corner.

Derivation: Deed Book 517, Page 519 and Deed Book 579, Page 470, Landrum I. McCarrell, John H. Holliday and James E. Barnett, 7/3/57.



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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