

123 N. Poinsett Highway
Travelers Rest, S. C. 29690

1424 471

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, We, JOHN D. PARK, JR. and PEGGY L. PARK

(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 SIX THOUSAND and No/100-----

----- Dollars (\$6,000.00) due and payable
in sixty (60) equal monthly installments of One Hundred and Twenty Four and
56/100 (\$124.56) Dollars each, beginning April 1, 1978, and continuing in
like amount on the first day of each month thereafter until paid in full.

with interest thereon from date at the rate of Nine (9%) per centum per annum, to be paid: annually

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 Paris Mountain Township, on the east side of Davidson Road, being a portion of the land conveyed to J. L. Dawson by K. Bruce Lipscomb, said lot to be used solely for residential purposes, and having the following metes and bounds: BEGINNING at an iron pin in Davidson Road, on the Ray H. Gilreath corner; thence S. 34.15 E. 248 feet to an iron pin in the branch; thence S. 45.00 W. 100 feet with the branch as the line to an iron pin; thence N. 55.28 W. 204 feet to an iron pin in the above said road; thence with the center of said road, N. 20.22 E. 106 feet to an iron pin, the beginning corner; and containing 0.52 acres.

This is the same property conveyed to the mortgagors herein by deed of J. L. Dawson, dated October 12, 1955, and recorded January 31, 1956, in Greenville County Deed Book 544 at Page 265.

ALSO: ALL that piece, parcel or tract of land in the County of Greenville, State of South Carolina, being shown as a 15 foot strip of land adjoining tract of mortgagors shown above, and being shown on plat thereof made by R. K. Campbell on July 20, 1963, and recorded in the RMC Office for Greenville County in Plat Book DDD at Page 204, and described as follows: BEGINNING at a nail and cap in center of Davidson Road, and running thence along the line of property of Maud L. Dawson, S. 55-24 E. 197.6 feet to an iron pin in branch; running thence with the branch as the line, N. 45-0 E. 15 feet; running thence along line of property now owned by mortgagors, N. 55-28 W. 204 feet to center of Davidson Road; running thence along center of Davidson Road, S. 20-22 W. 15 feet to the beginning corner.

This is the same property conveyed to the mortgagors herein by deed of Maud L. Dawson, dated August 21, 1963, and recorded September 10, 1963, in Greenville County Deed Book 731 at Page 554.

This mortgage and the note secured hereby shall be due and payable in full at any change in ownership.

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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