

P. O. Box 485

Travelers Rest, SC 29690 MORTGAGE OF REAL ESTATE -

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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S.C.
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TAYLOR
ERSLEY
A.M.C.

MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JOHN O. VERNON and CHARLES R. AYERS

(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 Sixteen Thousand, Seven Hundred and No/100-----
----- Dollars (\$ 16,700.00) due and payable

as follows: The sum of \$187.19 in 180 monthly installments beginning November 1, 1979 with the final installment being due on October 1, 1994.

with interest thereon from date at the rate of 10.75% 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, being known and designated as 7/10 of one acre on the northern side of Greenville & Northern Railway, and having the following metes and bounds, to-wit:

BEGINNING at a stake 3xN and line running parallel with said railway tracks and fifty feet from the inside of the track thereof, and running thence N. 59 E. 300 feet to a stake 3xN on a street 30 feet wide; thence along side of said street, N. 31 W. 100 feet to a stake 3xN; thence S. 59 W. 300 feet to a stake 3xN on said parallel line running 50 feet from middle of railway track; thence S. 31 E. 100 feet with said line to the beginning corner; and being known as Lot 13 and 14 in the original map of a block of lots as surveyed by J. N. Southern, D.S., on the 12th day of February, 1891; being bounded on the East by Lots 15 and 16 and on the West by Lots 11 and 12; reference to said map will more fully described said property.

THIS being the same property conveyed to the mortgagors herein by deed of Mamie Lee Taylor Garrett, of even date, to be recorded herewith.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY

At the option of the mortgagee, the indebtedness secured hereby shall become due and payable if the mortgagor shall convey the mortgaged premises or if the title thereto shall become vested in any other person or party for any other reason whatsoever.

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 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.

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