

MORTGAGE OF REAL ESTATE -

BOOK 1503 PAGE 632

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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CO. S. C.
JUN 10 3 44 PM '80
DEPT. OF RECORDS & ADMINISTRATION
GREENVILLE, S.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ROY LEE STYLES and CARRIE W. STYLES

(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 Fifteen Thousand and No/100-----

Dollars (\$ 15,000.00) due and payable

In monthly installments of Seven Hundred Thirty-Four and 44/100 Dollars (\$734.44) commencing June 5, 1980 and Seven Hundred Thirty-Four and 44/100 Dollars (\$734.44) on the 5th day of each and every month thereafter until paid in full.

with interest thereon from date hereof at the rate of Sixteen (16) 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 Bates Township, on the north side of the Rifle Range Road in Little Texas and bounded by lands now or formerly of G. C. Kelley on the East, by lands now or formerly of J. H. Ferguson on the North, by lands now or formerly owned by Mrs. Ophelia Ferguson on the West, and by lands now or formerly of Blackwell, formerly by H. Y. Hawkins, on the South, and containing ten and 54/100 (10.54) acres, more or less, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin about twenty (20) feet East of a branch and running thence N. 70-30 W. 445 feet to an iron pin; thence S. 28-15 W. 380 feet to an iron pin; thence S. 57-00 W. 323 feet to an iron pin in road; thence along road, S. 27-33 E. 267 feet to an iron pin in road; thence S. 70-03 E. 549.3 feet to an iron pin near branch (on west side of branch about twenty (20) feet back from branch); thence in a straight line crossing said branch in a northerly direction approximately 836 feet to an iron pin on the east side of said branch, the beginning corner.

Derivation: Karl W. Rausch, Deed Book 1106, at Page 560 recorded July 12, 1979.

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.

This mortgage is subordinate and junior to that mortgage given to Fidelity Federal Savings & Loan by the mortgagors herein, said mortgage being recorded in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1473, at Page 242, recorded July 12, 1979, in the original amount of \$30,000.00.

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DOCUMENTARY
JUN 10 1980
RECORDED

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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