

MORTGAGE OF REAL ESTATE -

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GREENVILLE CO. S. C.

200: 1538 PAGE 604

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

APR 17 12 14 PM '81

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY  
R.M.C.

WHEREAS, Betty T. Garvin

(hereinafter referred to as Mortgagor) is well and truly indebted unto The 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-five Thousand and no/100-----  
-----Dollars (\$25,000.00 ) due and payable

on April 15, 1996, if not sooner paid

with interest thereon from May 15, 1981 at the rate of 14.50 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, near Travelers Rest, on the western side of U. S. Highway 25, containing one (1) acre, being shown and delineated on a survey for Joseph M. Johnson by Williams and Plumblee, Inc., Engineers/Surveyors, revised on April 3, 1981, and being recorded in the RMC Office for Greenville County in Plat Book 8-N, Page 16, and being more particularly described as follows:

BEGINNING at a point on the western side of U. S. Highway 25 and running thence S5-44W 164.9 feet to a point; thence N76-31W 270 feet to a point; thence N5-39E 163.3 feet to a point; thence S76-52E 270.0 feet to the point of beginning.

This conveyance is subject to an easement and right-of-way for ingress and egress, and to such other easements, rights-of-way, or restrictions that might appear of record on the recorded plat or on the premises.

This being a portion of the same property conveyed to the mortgagor herein by deed of Joseph M. Johnson, Mary M. Johnson, Bettie J. Brummitt and Louise J. Cox recorded in the RMC Office for Greenville County in Deed Book 1142 at page 693 on February 13, 1981, and be deed of David Wesley Johnson in said RMC Office in Deed Book 1142 at page 705 on February 13, 1981.

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 of any other reason whatsoever.

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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.

