

MORTGAGE OF REAL ESTATE -

BOOK 1574 PAGE 644

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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MCKSLEY

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Lois P. Cox

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Travelers Rest, P.O. Box 485, Travelers Rest, South Carolina

(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, eight hundred and No/100 (\$6,800.00)-----

-----Dollars (\$ 6,800.00****) due and payable in equal monthly installments in the sum of \$170.83 commencing on July 17, 1982 and continuing on the 17th day of each month thereafter until paid in full with all payments to apply first to the payment of interest at the rate of seventeen and one-half (17.5) on the unpaid balance and the balance to principal until paid in full.

with interest thereon from date at the rate of (17.5%) per centum per annum, to be paid: per terms of note

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:

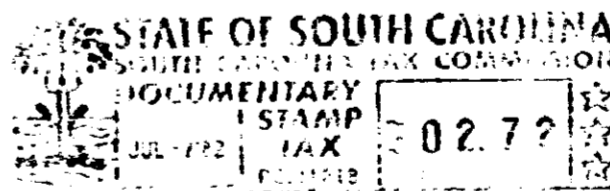
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of GREENVILLE,

ALL that certain piece, parcel or lot of land on the East Side of Mellon Street, in the Village of S. Slater and Sons, Inc., at Slater, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 17, of Block H, as shown on a plat of the Village of S. Slater and Sons, Inc., made by J. E. Sirrine and Company, Engineers on July 10, 1940, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book K, at Pages 63,64, and 65 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Mellon Street at joint front corner of Lots No. 16 and 17 and running thence with the line of Lot No. 16, N. 82-41 E. 124 feet to an iron pin; thence with the rear line of Lots No. 6, S. 7-24 E. 70 feet to an iron pin; thence with the line of Lot No. 18, S. 82-41 W. 124 feet to an iron pin on the East side of Mellon Street; thence with the East side of Mellon Street, N. 7-24 W. 70 feet to the beginning corner.

THIS conveyance is made subject to all restrictive covenants, setback lines, easements and rights-of-way which may affect said property.

THIS is the same property conveyed to the Grantor by Deed of Dennis Galle Gillenwater and Kathy Jo Gillenwater dated July 7, 1982 and recorded in the R.M.C. Office of Greenville County in Deed Book 1169, at page 164.



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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