

FILED
GREENVILLE CO. S. C.
MORTGAGE OF REAL ESTATE

Thomas M. Patrick, Jr.
110 Mady St., Greenville, S. C.
1306 E. Washington St.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

DEC 4 3 38 PM '72

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1296 PAGE 741

TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, We, Jerry W. Almond and Barbara Almond

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bankers Trust of S. C. - N. A.

(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 Three Thousand, One Hundred and Sixty Five and 48/100-----
----- Dollars (\$ 3,165.48) due and payable

in thirty-six (36) equal monthly installments of Eighty Seven and 93/100 (\$87.93) Dollars beginning January 10, 1974, with like payment on the tenth (10th) day of each succeeding month until paid in full. Interest thereon paid in advance by way of discount.

with interest thereon from maturity at the rate of maximum/legal rate ~~per annum~~ per annum, to be paid: annually

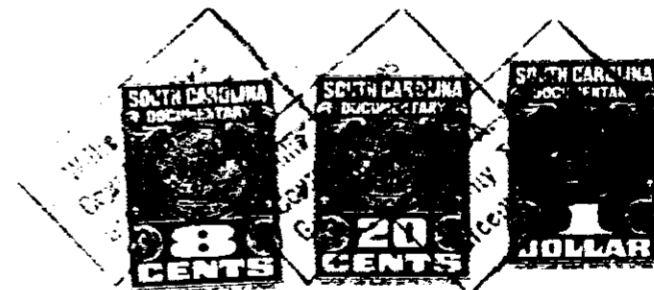
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, Gantt Township, as shown on a plat by Carolina Engineering & Surveying Company, dated March 9, 1970, entitled "Survey for Ralph M. Randall", and recorded in Greenville County, South Carolina Plat Book 4E at Page 33, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Pine Crest Drive at the northwestern corner of a lot numbered 16 on a plat recorded in the Greenville County Court House in Plat Book M at Page 3, and running thence on the northern side of Pine Crest Drive S. 86-35 E. 270.5 feet to a point on the government survey line established between two concrete survey markers and forming boundary of property now or formerly occupied by Donaldson Air Force Base; thence with said government line S. 28-14 W. 344.5 feet to a point at a joint corner of lots 24 and 25 as shown on said plat Book M at Page 3; thence with the line of said lots N. 86-35 W. 78.7 feet; thence N. 58-16 W. 29.8 feet; thence N. 86-35 W. 62.5 feet to an old iron pin; thence N. 86-35 W. 15 additional feet to a point in the center of a branch; thence with the line of said branch the traverse of which is N. 22-08 E. 199.8 feet to a point on the eastern edge of Lot 17, as shown on said plat recorded in Plat Book M at Page 3; thence with the eastern edge of Lots 17 and 16, as shown on said Plat Book M at Page 3, N. 0-38 W. 109.72 feet to the point of beginning.

DERIVATION: Deed Book 891 at Page 615.



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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