

MORTGAGE OF REAL ESTATE—Offices of WILKINS & WILKINS, Attorneys at Law, Greenville, S. C.

FILED

BOOK 1274 PAGE 329

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAY 24 4 44 PM '73
MORTGAGE OF REAL ESTATE
DONNIE S. TANNER
R.M.C.
TO ALL WHOM THESE PRESENTS MAY CONCERN:

REGULATORY
COMPLIED WITH
file

WHEREAS, I, STEVE MORGAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANKERS TRUST OF 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

EIGHTEEN THOUSAND ----- Dollars (\$ 18,000.00) due and payable on demand

with interest thereon from date at the rate of 8% per centum per annum, to be paid: monthly on the 10th day of each month, following the first draw.

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, being known and designated as Lot No. 78 as shown on plat of Section Two, Coachman Estates, made by Campbell & Clarkson Surveyors, Inc. August 3, 1972 recorded in the RMC Office for Greenville County S. C. in plat book 4 R page 29, and having according to said plat the following metes and bounds, courses and distances, to-wit:

Beginning at an iron pin on the west side of Carriage Court, the joint front corner of Lots 78 & 79, and running thence with the joint line of said lots S. 54-55 W. 143.2 feet to an iron pin in rear line of Lot No. 61; thence with the line of said lot N. 28-19 W. 40 feet to an iron pin rear corner of Lot No. 62; thence with the rear line of said lot N. 11-05 W. 83.9 feet to an iron pin rear corner of Lot 63; thence with the line of said lot N. 0-57 E. 45 feet to an iron pin, joint rear corner of Lots 77 & 78; thence with the joint line of said lots S. 76-45 E. 141 feet to an iron pin on the west side of the turn-around of Carriage Court; thence with the curve of said turn-around S. 16-32 E. 50 feet to the point of beginning.

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 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.