

5:00 P.M.

MORTGAGE OF REAL ESTATE -  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

BOOK 1289 PAGE 519

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCE



WHEREAS, DORA EMERY

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANK OF TRAVELERS

(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 Two Thousand Nine Hundred Five and 20/100-----  
-----Dollars (\$ 2,905.20 ) due and payable

\$80.70 per month commencing October 1, 1973, and \$80.70 on the 1st day of each and every month thereafter until paid in full.

with interest thereon from date at the rate of Seven (7%) per centum.

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 Saluda Township, on the north side of Buncombe Road, and having the following metes and bounds, to-wit:

BEGINNING on the Buncombe Road at a rock corner and thence S. 72 W. 69 poles to a stone; thence S. 57-30 W. 80 poles to a stake; thence S. 2 W. 16 poles to W. B. Allen's corner; thence N. 72 E. 150 poles to a rock in the old Buncombe Rd.; thence S. 10 E. 20 poles to a stone; thence N. 88 E. 45 poles to a rock; thence N. 10 W. 67 poles to a stake; thence N. 81 W. 42 poles to Buncombe Road; thence S. with the Buncombe Road to the beginning corner.

LESS, HOWEVER, a tract of land containing 26 acres, more or less, conveyed by W. G. Bayne to W. H. Bayne by deed recorded in the RMC Office for Greenville County, in Deed Book 535, page 191, and having the following metes and bounds, to-wit:

BEGINNING at a stone on the Buncombe Road and running thence S. 72-00 W. 1138 feet to a stone; thence S. 57-30 W. 1320 feet to a stake; thence S. 2-00 W. 256 feet to the W. B. Allen corner; thence N. 72-00 E. 2475 feet to a stone in the Old Buncombe Road; thence with the Old Buncombe Road as the line S. 10-00 E. 330 feet to an iron pin in the old road; thence N. 88-00 E. 183 feet to an iron pin on the south shoulder of the road; thence with the road as the line N. 31-41 W. 175 feet to a bend in the road; thence N. 22-10 W. 100 feet to a bend in the road; thence N. 15-45 W. 634 feet to a stone, the beginning corner. The above described property contains 9 acres, more or less, and is the smaller portion of the same conveyed to W. G. Bayne by Durant Taylor, dated December 12th, 1945, and recorded in the RMC Office for Greenville County, in Deed Book 397, at page 510, and is the same property conveyed to grantee and grantor by deed from W. G. Bayne, dated March 30th, 1957, and recorded in the RMC Office for Greenville County, in Deed Book 574, at page 159.

LESS also right-of-way conveyed to Duke Power Company in Deed Book 962, Page 319 and Deed Book 878, Page 509.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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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