

FILED
GREENVILLE, CO. S. C.
MORTGAGE OF REAL ESTATE prepared by EDWARDS & McPHERSON, Attorneys at Law
Greenville, S. C. - Greer, S. C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1293 PAGE 501

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Kenneth J. Howard,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bankers Trust of South Carolina, 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 Fifty Seven and $\frac{92}{100}$ parts of a dollar, \$3,157.92) due and payable at the rate of \$87.72 per month, beginning 30 days from date, and each month thereafter for 36 months, with interest thereon at the rate of $6\frac{1}{2}\%$ add on interest and

maturity

with interest thereon from ~~the~~ the rate of eight 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

ALL that certain piece, parcel or lot of land situate, lying and being in the State and County aforesaid, Highland Township, lying on the western side of State Highway S. 23-116, and being a lot out of Tract No. 1 as shown on Plat of Property of D. A. Lister Estate made by H. S. Brockman, Surveyor, January 6, 1965, said tract having been conveyed to me by deed recorded in the office of the R.M.C. for Greenville County in Deed Book 769 at page 575, and having the following courses and distances, to wit:-

BEGINNING on a point in the said highway, the same being the southwest corner of the lot conveyed by Lloyd J. Howard to the HIGHLAND CHURCH OF GOD OF PROPHECY, and runs thence with the southern line of the church lot N. 47-00 W. 230 feet to an iron pin; thence a new line, S. 14-01 W. 277 feet to a point; thence S. 75-59 E. 196.7 feet to a point in the said highway; thence with the said highway, N. 14-01 E. 125 feet to a slight turn in road; thence continuing with the said highway, N. 20-11 E. 40.5 feet to the beginning corner, containing One (1) Acre, more or less.



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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