

FILED
GREENVILLE, CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Dec 14 4 16 PM '73

DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, **Luke H. Chatman**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **Bankers Trust, Greenville, South Carolina, Its Successors and Assigns,**

(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 **Five Thousand One Hundred Twenty and 64/100**

Dollars (\$ 5,120.64) due and payable

in Forty Eight (48) Monthly Installments of One Hundred Six Dollars and Sixty Eight Cents (\$106.68), commencing the 20th day of January, 1974, and on the same date of each successive month thereafter until paid in Full.

with interest thereon from **date** at the rate of **11.28 A. P. R.** per centum per annum, to be paid: **As Above**

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:

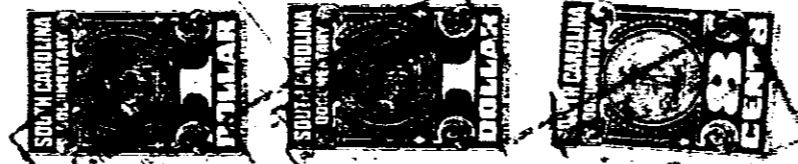
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of **Greenville**

ALL that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, and within the corporate Limits of the City of Greenville, being known and designated as Lot No. 29 and the Northern one-half of Lot No. 30 of a Sub-Division known as Greenacre Dale according to a Plat thereof prepared by C. C. Jonas, C. E., June, 1952 and recorded in the R. M. C. Office for Greenville County in Plat Book CC, at Page 47, and having according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Cloverdale Lane, the joint front corner of Lots Nos. 28 and 29, and running thence along the joint line of said Lots, N. 66-02 E. 140.4 feet to an iron pin at the joint rear corner of said Lots; thence S. 21-13 E. 97.5 feet to an iron pin in the center of the rear line of Lot No. 30; thence along the center of Lot No. 30, S. 69-05 W. 142.1 feet to an iron pin on the eastern side of Cloverdale Lane; thence along the eastern side of Cloverdale Lane, N. 10-46 W. 30 feet to an iron pin at the joint front corner of Lots Nos. 29 and 30; thence continuing along the eastern side of Cloverdale Lane, N. 23-58 W. 60 feet to an iron pin, the point of

THE above described property is the same as conveyed to the Mortgagor and Janie B. Chatman by two separate deeds from E. L. McPherson, as follows: Lot No. 29 by deed dated July 22, 1952 and recorded in the R. M. C. for Greenville County in Volume 459 at Page 425, and the northern one-half of Lot No. 30 by deed dated May 12, 1954, and recorded in the R. M. C. Office for Greenville County in Volume 500, at page 291; the said Janie B. Chatman having conveyed her undivided one-half interest in the above described property to Luke H. Chatman by deed of even date herewith, not yet recorded; but now recorded in Deed Volume 527, at Page 67.

THIS is a second Mortgage being Junior in Lien to a Mortgage to The First Federal Savings and Loan Association, Greenville, South Carolina; appearing in Mortgage Volume 640, at Page 382, in the original amount of \$11,500.00, but which has a present balance of \$1,994.95 as of December 13, 1973.



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.

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