

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

DEC 19 12 34 PM '73
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, VARDRY D. RAMSEUR, JR.

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

(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

FORTY-SEVEN THOUSAND SEVEN HUNDRED TEN & 25/100---Dollars (\$ 47,710.25) due and payable in equal monthly installments of \$400.00 per month beginning January 18, 1974 and on the 18th day of each successive month thereafter until paid in full, each payment to be applied first to the payment of interest and the remainder to the payment of the principal, with interest thereon from date at the rate of 8% per centum per annum, to be paid: with each monthly payment.

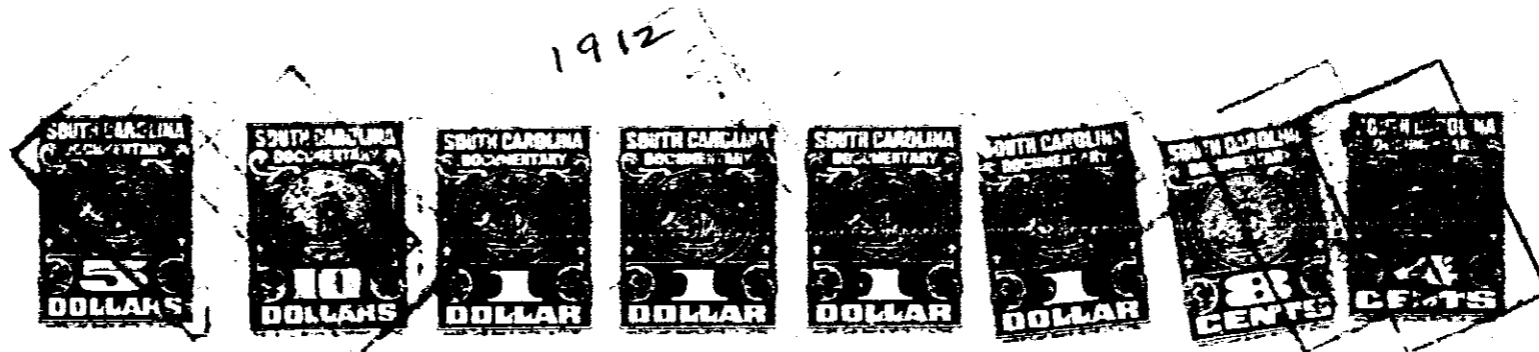
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, the Mortgagee's heirs, 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, City of Greenville, on the Southern side of Riverside Drive, being known and designated as a portion of Lot No. 6 and a portion of Lot No. 7 as shown on plat of Marshall Forest, prepared by Dalton & Neves, dated October, 1928, recorded in the RMC Office for Greenville County, S. C. in Plat Book H at pages 133 and 134, and having according to a more recent plat prepared by R. E. Dalton, dated December 13, 1946 entitled "Property of Vardry D. Ramseur, Jr.", the following metes and bounds, to-wit:

Beginning at an iron pin on the Southern side of Riverside Drive, which iron pin is located 250 feet in a Northwesterly direction from the Southeastern corner of the intersection of Riverside Drive and Sylvan Way and also being 34 feet in a Northeasterly direction from the joint front corner of Lots Nos. 5 and 6 as shown on the first plat referred to hereinabove, and running thence with the Southern side of Riverside Drive N. 85-20 E. 120 feet to an iron pin in the front line of Lot No. 7; thence a new line through Lot No. 7 S. 4-40 E. 270 feet to an iron pin on the Northern side of a 30 foot street; thence with the Northern side of said street S. 85-20 W. 120 feet to an iron pin; thence a new line through Lot No. 6 N. 4-40 W. 270 feet to the point of beginning."

This mortgage is junior in lien to a mortgage held by Carolina Federal Savings & Loan Association dated July 6, 1962 and recorded in mortgage volume 894 at page 576 in the original amount of \$30,000.00.



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 is 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.

4328