

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

FEB 13 1 10 PM '74  
BENJAMIN S. TAYLOR  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, A. Marshall Rochester

(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

Six Thousand, Seven Hundred Eighty-Eight and 88/100 Dollars (\$ 6,788.88) due and payable in 54 monthly payments of \$125.72 per month, commencing on March 20, 1974, with a like amount due on the 20th day of each calendar month thereafter until the entire amount of debt is paid in full

with interest thereon from date <sup>annual</sup> at the rate of 12.62% per centum per annum, to be paid in advance

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 and being known and designated as a part of Lot No. 22 as shown on Map of City View as recorded in the RMC Office for Greenville County in Plat Book A, at page 460; said survey being made by W. A. Adams, Surveyor, March 11, 1911 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin at corner of Y. M. C. A. Street and O'Neal Street and running thence along O'Neal Street (now Morgan Street) N. 89-30 West 105 feet to an iron pin; running thence a new line through Lot No. 22, S. 1/2 East 54 feet to an iron pin in line of Lot 23; thence along line of Lots 23 and 22, S. 89-30 West 105 feet to Y.M.C.A. Street; running thence along Y.M.C.A. Street N. 1/2 East 54 feet to the beginning corner.



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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