

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE, CO. S. C.
APR 12 1 15 PM '74
DONNIE S. TANKERSLEY
R.H.C.

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

WHEREAS,

CLABERN W. HARKINS and EVELEN C. HARKINS

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

BANKERS TRUST, Simpsonville, S. C.

(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-----

-----THIRTY THOUSAND AND NO/100----- Dollars (\$ 30,000.00) due and payable in monthly installments of \$380.03 for a period of ten years,

with interest thereon from date at the rate of nine (9%) 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, within the corporate limits of the Town of Mauldin, and being known and designated as Lot No. 31 of a subdivision known as Glendale II, and shown on plat of which is of record in the RMC Office for Greenville County in Plat Book 000 at page 55 and having the following metes and bounds, to-wit:

BEGINNING at a point on the southwestern side of Hickory Lane at the joint corner of Lots 31 and 32 and running thence with the southwestern side of Hickory Lane, S 47-49 E. 105 feet to a point; thence following the curvature of the southwestern intersection of Hickory Lane with Verdin Drive (the chord of which is S 2-49 E) 35.3 feet to a point; thence with the northwestern side of Verdin Drive, S. 42-11 W 102 feet to a point; thence continuing with the northwestern side of Verdin Drive, S 40-11 W 23 feet to a point at the joint corner of Lots 31 and 42; thence N. 52-13 W 131.1 feet to a point at the joint rear corner of Lots 31 and 32; thence N. 42-11 E 160 feet to a point on the southwestern side of Hickory Lane at the point of beginning and being same conveyed to me in Deed Volume 832 at page 573.



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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