

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

}

DOING BUSINESS AS BANKERS TRUST, SIMPSONVILLE, S. C. MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DWIGHT J. MEHAFFY and ELEANOR J. MEHAFFY

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

BANKERS TRUST, Simpsonville, South Carolina

(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 -----

----- TWO THOUSAND FIVE HUNDRED AND NO/100----- Dollars (\$2,500.00-----) due and payable together with add on interest at the rate of six and one-half (6½%) per cent per annum until paid in full, said principal and interest being payable in 36 consecutive monthly installments of \$84.54, commencing on the 20th day of April, 1974, and continuing on the 20th day of each month thereafter until paid in full.
with interest thereon from _____ at the rate of _____ per centum per annum, to be paid:

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, in the Town of Simpsonville, Austin Township, Greenville County, South Carolina, being shown as Lot No. 241, on Plat of Section III of WESTWOOD Subdivision, prepared by Piedmont Engineers & Architects, and recorded in Plat Book 4-N at page 30 in the RMC Office for Greenville County.

Reference to said plat is hereby craved for a more particular description.

This mortgage is second and junior in lien to mortgage in favor of Farmers Home Administration, recorded in REM Volume 945 at page 469.



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.

9647

4328-11-2