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MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, **CLARA HELEN PERRY**

(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

Twelve Thousand and no/100ths-----Dollars (\$12,000.00) due and payable at the rate of \$193.07 per month, beginning 30 days from date and each month thereafter for 84 months

with interest thereon from date at the rate of **nine** 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, situated on the Suber Mill Road about 2.5 miles westward from the City of Greer, Chick Springs Township, having the following courses and distances:

BEGINNING at an iron pin in the center of Suber Mill Road, and running thence along same, S. 10-33 E. 107 feet to iron pin on bank of said road; thence, S. 10-33 E. 27.2 feet to an iron pin on bank of road; thence, N. 88-50 E. 87.7 feet to an iron pin; thence, S. 75-40 E. 196.4 feet to an iron pin; thence, N. 29-40 E. 155 feet to an iron pin; thence, N. 83-20 W. 398.5 feet to the beginning corner, containing one acre, more or less, and being the same property conveyed to the mortgagor by Larry Lee Cooper, Jr., and Margie W. Cooper by deed recorded in the R.M.C. Office for Greenville County.

ALSO: All that other certain parcel or lot of land situated near Fairview Baptist Church, Chick Springs Township, Greenville County, State of South Carolina, being the greater portion of Lot No. 14 of the R. B. Vaughn Estate, Plat No. 4, recorded in Plat Book LL, page 33, R.M.C. Office for Greenville County, and having the following courses and distances:

BEGINNING at an iron pin, rear corner of lot above described, and running thence along the line of same, S. 26-36 W. 155 feet to an iron pin; thence, S. 15-28 E. 112.7 feet to an iron pin, corner of Lot No. 13; thence, N. 80-00 E. 313 feet to an iron pin, rear corner of Lot No. 5; thence, N. 10-00 W. 90 feet to an iron pin, corner of Lot No. 4; thence, S. 80-00 W. approximately 32 feet to the branch; thence down the branch as the line, N. 17-21 W. approximately 159.1 feet to the corner of Elmore property; thence, S. 76-48 W. 173 feet to the beginning corner.



Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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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