

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DALLAH A. FORREST

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANKERS TRUST OF 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 One Hundred Fifty Thousand and no/100

Dollars, \$150,000.00 due and payable

in monthly installments of \$2,413.38, beginning one (1) month from date and continuing on the like date of each month thereafter, with said payment first to interest and balance to principal, until paid in full, with a final payment, if not sooner paid, to be due and payable on the 9th day of May, 1981,

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, Austin Township, within the old corporate limits of the Town of Mauldin and having the following metes and bounds as shown on a plat of said property made by W. J. Riddle, Surveyor, May 2, 1935, and recorded in the R.M.C. Office for Greenville County in Plat Book H at Page 281, to-wit:

BEGINNING at an iron pin on the Eastern side of S. C. Highway #2 (now U. S. Highway 276) at the corner of a road and running thence along the line of said road N. 88-00 E. 404.9 feet to an iron pin at the line of the right-of-way of the C and WC Railroad; thence along the right-of-way of said Railroad N. 18-50 W. 385 feet to an iron pin; thence S. 72-10 W. 310 feet to an iron pin on said S. C. Highway #2 (now U. S. Highway 276); thence along the line of said highway S. 3-02 E. 284.1 feet to the beginning corner and containing 2.68 acres, more or less.

LESS HOWEVER one-tenth (1/10) of an acre, more or less, acquired for highway right-of-way.

This is the identical property conveyed to the mortgagor by Deed of Luke A. Forrester and recorded in the R.M.C. Office for Greenville County in Deed Book 981 at Page 754.



Together with all and singular rights, members, hereditaments, 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 ever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whom lawfully claiming the same or any part thereof.

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