

MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

FILED
STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.
COUNTY OF GREENVILLE

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

JUN 7 3 21 PM '74

WHEREAS, DONNIE S. TARKERSLEY
I, Clarence B. McCain, Jr.

(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

Twenty Thousand and No/100 Dollars (\$20,000.00) due and payable

in full on March 7, 1975

(Borrower reserves the right to prepay in part or in full prior to maturity without penalty)

with interest thereon from date at the rate of nine (9%) per centum per annum, to be paid
quarter-annually.

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 Mortgagee may be liable to the Mortgagee at any time for account to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars \$3.00 to the Mortgagee 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, the Mortgagee's heirs, 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

All that certain piece, parcel or lot of land in Greenville Township, Greenville County, South Carolina, on the eastern side of North Main Street, in the City of Greenville, being described as follows:

BEGINNING at a point on the eastern side of North Main Street, originally 98.6 feet from the intersection of North Main Street and Stone Avenue, corner of lot now or formerly owned by J. Thomas Arnold, and running thence with the line of said Arnold lot, S. 73 E. 110 feet to a lot formerly owned by Lurey; thence N. 19 E. along line of Lurey lot 32 feet; thence S. 73 E. 54 feet to Lot No. 4 as shown on plat recorded in the R.M.C. Office for Greenville County in Book VV, Page 344; thence N. 19 E. along line of Lot No. 4 26 feet; thence N. 73 W. 159 feet to North Main Street; thence S. 19 W. 57 feet to the point of beginning, this said lot being part of Lots Nos. 2 and 3 as shown on the above mentioned plat.

ALSO, all that certain piece, parcel or lot of land, together with improvements thereon, situate, lying and being on the eastern side of Main Street, in the City of Greenville, Greenville County, South Carolina, having the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Main Street, 64 feet from the original north-eastern corner of Main Street and Stone Avenue, and running thence N. 19 E. 31 feet to a point on the eastern side of Main Street; thence S. 73 E. 110 feet; thence S. 17 W. 31 feet to a point; thence N. 73 W. 110 feet to the beginning corner.



Together with all and singular rights, remedies, 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 thereon, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner, 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 Mortgagee covenants that it is lawfully seized of the premises hereinafter 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 Mortgagee further covenants to warrant and defend the premises hereinafter described unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming through or under him.

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