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MORTGAGE OF REAL ESTATE - Office of Eddie R. Harbin, Attorney at Law, Greenville, S.C.

BOOK 1313 PAGE 371

DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, Martha E. Cogdill,

(hereinafter referred to as Mortgagor) is well and truly indebted unto the Banker's Trust Bank, Greenville, 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 Four Thousand and 00/100-----

----- Dollars (\$ 4,000.00) due and payable in forty two (42) equal monthly installments consisting of One Hundred Twenty Five (\$125.13) and 13/100 Dollars each, the first installment to to commence on July 20, 1974 and a like installment each month thereafter until paid in full with interest thereon from date at the rate of 7% (add on) 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 Mortgagee in hand well and truly paid by the Mortgagor 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, City of Greenville, lying and being on the southerly side of Cleveirvine Avenue, being shown as Lot No. 2 and an adjoining portion of Lot No. 4 on the plat of Hillside Terrace as recorded in the RMC Office for Greenville County, S. C. in Plat Book "F", page 154, and being that same property conveyed to the Mortgagor herein by deeds dated July 14, 1951 and January 16, 1959 and recorded in the RMC Office for Greenville County, S. C. in Deed Books 438, page 174 and 614, page 484, respectively.



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 Mortgagee 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 Mortgagee 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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