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GREENVILLE, S.C.

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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
JUN 26 10 39 AM '74
SONNIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, DENNIS E. MULLIKIN

(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

Forty Four Thousand Eight Hundred and 80/100 ----- Dollars (\$ 44,800.80) due and payable

Three Hundred Seventy Three and 34/100 (\$373.34) Dollars per month for one hundred twenty (120) months, with the first payment due August 10, 1974 and the remaining payments due on the 10th day of each month thereafter.

~~with interest thereon from date of 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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, lying, being and situate in the City of Greenville, County of Greenville, State of South Carolina, and being shown and designated as Lot No. 4 on a plat of COUNTRY CLUB ESTATES, recorded in the Office of the RMC for Greenville County in Plat Book "G", at Page 190, and having according to said Plat, the following metes and bounds, to-wit:

BEGINNING at a stake on the north side of Douglas Drive, corner of Lot 5, and running thence with the line of said Lot N. 23-50 W. 150 feet to a stake; thence S. 66-38 W. 50 feet to a stake; thence with the line of Lots 1, 2 and 3, S. 23-30 E. 150 to a stake in Douglas Drive, thence with the north side of Douglas Drive N. 66-28 E. 50 feet to the beginning corner.

ALSO All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, being shown and designated as the rear portion of Lots 1, 2 and 3 on a Plat of COUNTRY CLUB ESTATES, recorded in the RMC office for Greenville County in Plat Book "G", at Pages 190 and 191, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of Douglas Drive, corner of Lots 3 and 4, and running thence along the northwest side of said Drive S. 66 -38 W. 73 feet to an iron pin; thence N. 29-13 W. Running parallel with and at all points being 100 feet east from the east side of Augusta Road, 107 feet to an iron pin in line of property of Elizabeth F. Wherry, et al; thence N. 66-38 E. 79 feet, more or less, to a point in the rear line of Lot 1; thence along the line of Lot 4 S. 23-30 E. 107 feet to a point on the northwest side of Douglas Drive, the point of beginning. Subject to easement for ingress and egress over 10 feet wide strip extending in a northwesterly direction from Douglas Drive along the northeast side of property herein conveyed by deed of Elizabeth F. Wherry et al to Nancy M. Sitton recorded in Deed Book 490, at Page 415.

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 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.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums thereon when due, and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.

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