

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

GREENVILLE COUNTY

MORTGAGE OF REAL ESTATE

1325 217

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Joe N. Black, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANKERS TRUST OF 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

Two Thousand One Hundred and No/100----- Dollars (\$ 2,100.00 ) due and payable

together with add on interest at the rate of seven (7) per cent per annum until paid in full, said principal and interest being payable in 36 consecutive monthly installments of \$ 73.91, commencing on the 20th day of November, 1974, and continuing on the 20th day of each month thereafter until paid in full.

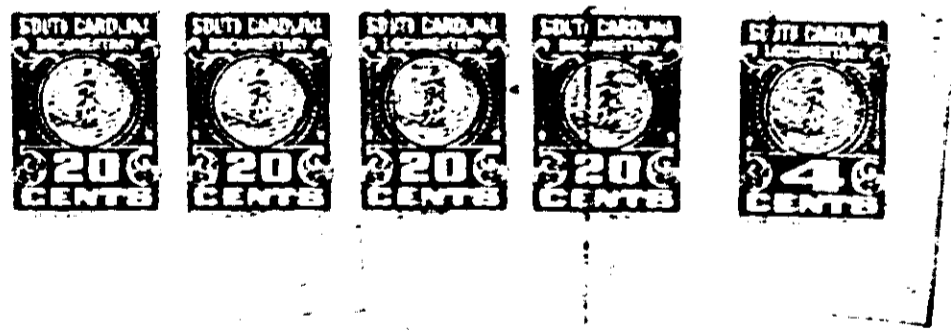
with interest thereon from date at the rate of per centum per annum, to be paid:

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 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, in Grove Township, being shown as lot No. 2 on plat of property of Joe N. and Mamie S. Black, made by C. O. Riddle, February 1, 1962, and containing one acre, being described as follows:

BEGINNING at an iron pin in line of Garrison property, 209 feet southeast from the corner of Lot 1, and running thence with line of Garrison property, S. 54-00 E. 209 feet to iron pin at corner of Lot 3; thence with line of said lot, S. 36-00 W. 209 feet to iron pin; thence N. 54-00 W. 209 feet to iron pin; thence N. 36-00 E. 209 feet to the beginning corner, and being a portion of the property conveyed to the grantors by deed recorded in Deed Book 315 at Page 280.



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 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 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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