

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Leslie E. Mills, Jr. and Evelyn R. Mills

(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 Twelve Thousand twelve and no/100-----

-----Dollars (\$ 12,012.00) due and payable

in twenty-four(24) monthly installments of Five Hundred and 50/100 (\$500.50) Dollars each, beginning May 15, 1975

with interest thereon from date at the rate of 12.83 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, on the northeastern side of Tiffany drive, near the City of Greenville; said lot being more particularly shown and designated as the southeastern portion of Lots 19 and 20, Block B, as shown on plat of MAYFAIR ESTATES recorded in the Office of the R.M.C. for Greenville County, South Carolina in Plat Book S, at pages 72 and 73, and also shown on a plat prepared for Doris W. Fletcher, dated November 6, 1970, to be recorded. Said lot having the following measurements and boundaries as shown on the last referred to plat, to-wit:

On the northwest by the remaining portions of Lots 19 and 20, Block B, whereon it measures 100.6 feet; on the northeast by a portion of Lot 21, Block B, whereon it measures 75 feet, on the southeast by Lots 17 and 18, Block B, whereon it measures 100 feet; and, on the southwest by Tiffany Drive, whereon it fronts and measures 75 feet.



Together with all and singular rights, members, herditaments, 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.

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