

MORTGAGE OF REAL ESTATE
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Prepared by
GREENVILLE CO. S.C.
JUN 2 1 48 PM '75
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R.M.C.

MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Betty Jo Hamby

(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

One Thousand Three Hundred and no/100----- Dollars \$1,300.00) due and payable

with interest thereon from date at the rate of 7 addon per centum per annum, to be paid \$45.50 per mo. for 36 mo.

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

All of that certain lot of land in said State and County, Chick Springs Township, about one mile South From City of Greer, near Pleasant Grove Baptist Church, and being all of Lot No. 53 according to the plat of Property of J. Wayman Smith prepared by H. S. Brockman, Surveyor, May 7th, 1958, and lying on the West side of Hill Street, and having the following metes and bounds:

BEGINNING at an iron pin on the West side of Hill Street, joint front corner of Lots Nos. 53 and 54 and running thence with the common line of said lots, S. 48-55 W. 183 feet to iron pin, back corner of Lots 53 and 60; thence S. 39-35 E. 155.7 feet to an iron pin on the West bank of Hill Street; thence with the west side of Hill Street, N. 17-35 E. 138.1 feet to an iron pin; thence continuing with west side of said Street, N. 47.6 feet to another iron pin; thence continuing with west side of Hill Street, N. 35.2 feet to another iron pin; thence continuing with said west side of Hill Street, S. 29.3 feet to iron pin, the point of beginning.

This is the same property conveyed to the Grantor by deed of Wilton C. Smith and O. Douglas Smith, Executors of the Estate of J. Wayman Smith, Deceased, dated July 10, 1961 and recorded in the R. M. C. Office for Greenville County on the 7th day of August, 1961 in Deed Book 679, at page 333.



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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