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DONNIE S. TANKERSLEY  
R.M.C.

## MORTGAGE

THIS MORTGAGE is made this 11th day of June, 1975,  
between the Mortgagor, GUY A. PORTER AND REVONDA C. PORTER

(herein "Borrower"),  
and the Mortgagee, BANKERS TRUST OF SOUTH CAROLINA, a corporation  
organized and existing under the laws of South Carolina, whose address  
is Post Office Box 391, Florence, South Carolina 29501 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY THOUSAND AND  
NO/100THS----- Dollars, which indebtedness is evidenced by Borrower's note of  
even date herewith (herein "Note"), providing for monthly installments of principal and interest,  
with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2005.

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest  
thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to  
protect the security of this Mortgage, and the performance of the covenants and agreements of  
Borrower herein contained, and (b) the repayment of any future advances, with interest thereon,  
made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"),  
Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns  
the following described property located in the County of Greenville, State of  
South Carolina:

ALL that certain piece, parcel or lot of land situate, lying and being  
in Greenville County, State of South Carolina, in the Town of Simpson-  
ville, being known and designated as Lot No. 279 of a subdivision known  
as POINSETTIA as shown on plat recorded in the R. M. C. Office for Green-  
ville County in Plat Book 4R at page 87 and to a more recent plat en-  
titled "Property of Guy A. Porter and Revonda C. Porter", dated June 9,  
1975, and having according to said plat, the following metes and bounds,  
to-wit:

BEGINNING at an iron pin on the northern side of Rainwood Drive at the  
joint front corner of Lots Nos. 278 and 279 and running thence N. 48-46  
W. 175.47 feet to an iron pin at the joint rear corners of Lots Nos. 278  
and 216; thence with the line of Lot No. 216 and 217 N. 42-38 E. 146.08  
feet to an old iron pin on the western side of North Almond Drive; thence  
S. 41-53 E. 175.9 feet to an old iron pin on the northern side of Rainwood  
Drive; thence with said drive S. 42-29 W. 125.00 feet to the point of  
beginning.



To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with  
all the improvements now or hereafter erected on the property, and all easements, rights, appur-  
tenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water  
stock, and all fixtures now or hereafter attached to the property, all of which, including replacements  
and additions thereto, shall be deemed to be and remain a part of the property covered by this Mort-  
gage; and all of the foregoing, together with said property (or the leasehold estate in the event this  
Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the  
right to mortgage, grant and convey the Property, that the Property is unencumbered, and that  
Borrower will warrant and defend generally the title to the Property against all claims and demands,  
subject to any easements and restrictions listed in a schedule of exceptions to coverage in any title  
insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal of and interest on the indebtedness  
evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future  
Advances secured by this Mortgage.