MORTGAGE OF REAL ESTATE—Prepared by GREENVILLE [illegible] Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, WE, BELTON M. RAINEY & GRACE B. RAINEY

hereinafter referred to as Mortgagor, [illegible] BANKERS TRUST of S.C.

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

THREE THOUSAND FOUR HUNDRED NINETY NINE & 68/100 Dollars 3,499.68 [illegible] payable in twenty-four (24) monthly payments of $145.82 beginning on August 25, 1975

with interest thereon from date at the rate of 7% [illegible] per annum xxxxxxxx which has been computed and added to principal

WHEREAS, the Mortgagee may hereafter lend or advance to the said Mortgagor [illegible] such sums as may be hereafter loaned to or for the Mortgagor's account for taxes, insurance, [illegible] and other purposes

NOW, KNOW ALL MEN, That the Mortgagor [illegible] the payment thereof, and of any other and further sums [illegible] Mortgagee [illegible] for his account to the Mortgagee, and also in consideration of the [illegible] Mortgagee and [illegible] paid by the Mortgagor at and before the [illegible] sold and released, and by these presents does grant, [illegible] the Mortgagee, the Mortgagor's heirs and assigns:

ALL that certain piece, parcel or lot of land [illegible] situate, lying and being in the State of South Carolina, County of Greenville, in Chick Springs Township, on the south side of State Highway No. 253 and having according to a recent survey made October 1948 by J. C. Hill, the following metes and bounds, to-wit:

Beginning at a stake on the south side of said highway, corner of property now or formerly of John F. Loftis and running thence with the line of said property S. 37-40 W. 573 feet to a stake; thence N. 41-15 W. 150 feet to a stake; thence N. 39-20 E. 431.5 feet to a stake on the south side of State Highway No. 253; thence with the said highway S. 74-15 E. 150 feet to the beginning corner.

5.1.40

Together with all and singular rights, members, hereditaments, and appurtenances to the said premises belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be [illegible] 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 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 conveyed in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that [illegible] 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 or to claim the same or any part thereof.

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