

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS SHALL COME

WHEREAS, Dannelle C. Brown

hereafter referred to as Mortgagor, has well and truly indebted to Bankers Trust of South Carolina, N. A.

hereafter referred to as Mortgagee, as evidenced by the Mortgage's promissory note, the terms of which are incorporated herein by reference to the sum of Twelve Thousand Eight Hundred and No/100 Dollars, \$12,800.00 due and payable

in full one year from date with monthly payments of \$103.00 applied first to interest and then principal beginning September 20, 1975

with interest thereon from date at the rate of nine percent per annum to be paid at maturity.

WHEREAS, the Mortgage may hereafter become due and payable, the said Mortgagee is authorized to advance to the Mortgagor's account for taxes, insurance premiums, public assessments, repairs and for any other purposes.

NOW, KNOW ALL MEN, That the Mortgagee in consideration of the above said debt and in order to secure the payment thereof and of any other and further sums for which the Mortgage may be added to the Mortgage, at any time, for all taxes, interest due for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) the Mortgagee has hereunto set his hand and seal, and before the sealing and delivery of these presents, the mortgagee's hand and seal and the mortgagee's name and address, 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, situate, lying and being in the State of South Carolina, County of Greenville, in Cleveland Township, containing 4.9 acres, as shown on plat dated March 11, 1972 of the Property of John R. and Clara R. Springfield, by William R. Williams, Jr., RLS and having, according to said plat, the following metes and bounds, to-wit:

Beginning at a point in the approximate center of Long Shoals Road and running thence N.15-30 W. 1065 feet to a nail and cap in the approximate center of Beattie Road; thence along Beattie Road, S.83-30 E. 225 feet to a nail and cap; thence S.15-30 E. 981 feet to a point in the approximate center of Long Shoals Road; thence S.75-35 W. 208.6 feet to the point of beginning.

Also: All that certain piece, parcel or lot of land in the County of Greenville, State of South Carolina, situate, lying and being on the northern side of West Hillcrest Drive (formerly Finley Street) and being known and designated as Lot No. 3 of Block J of HIGHLAND TERRACE as shown on plat recorded in the RMC Office for Greenville County in Plat Book D at Page 238 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

Also: All that certain piece, parcel or lot of land in the County of Greenville, State of South Carolina, situate, lying and being on the eastern side of Gilman Avenue and being known and designated as Lot No. 9 of GREENFIELD Subdivision, Section Two, plat of which is recorded in the RMC Office for Greenville County in Plat Book Y at Page 34 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.



Together with all and singular rights, members, benefits, rents, and appurtenances to the same belonging in any way to, about or appertaining, and all of 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 Mortgagee covenants that it is lawfully seized of the premises herein above described in fee simple absolute, that it has a good right and is lawfully entitled to sell or convey the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee, forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

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