

MORTGAGE OF REAL ESTATE—Offices of KENNEDY, HARRISON & JOHNSON, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GREENVILLE CO. S. C.
SEP 23 3 35 PM '75
DORRIS S. TATTERSLEY
R.M.C.

BOOK 1349 PAGE 833
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Marie Long Harrison

(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 -----

Thirty Thousand and NO/100 ----- Dollars (\$ 30,000.00) due and payable

in 120 monthly payments of \$250.00 commencing one month from date hereof,

with interest thereon from date at the rate of one (1%) per centum per annum, ~~not to exceed~~ above the bank prime rate, adjusted monthly, to be paid with principal.

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, containing in the aggregate 1.43 acres, more or less, situate, lying and being on the Southern side of Lenhardt Road and on the Eastern side of Burty Road, and having according to a plat prepared by Carolina Surveying Co., dated June 12, 1975, revised June 24, 1975, entitled "Survey for Junius H. Garrison, Jr., et al.", and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5M at Page 83, the following metes and bounds:

BEGINNING at an iron pin at the Southeastern corner of the intersection of Lenhardt Road and Burty Road and running thence with the Southern edge of the right of way for Lenhardt Road N 67-05 E 227.1 feet to an iron pin; thence with the line of property now or formerly of Skelton and of Alley S 0-42 W 403.5 feet to an iron pin; thence with the line of property now or formerly of Martin, Inc., the following courses and distances: N 45-30 W 59 feet to an iron pin, thence N 74-46 W 59.6 feet to an iron pin, thence N 77-30 W 13.7 feet to an iron pin, thence N 80-45 W 88 feet to an iron pin; thence N 20-43 W 22.5 feet to an iron pin on the Eastern edge of the right of way for Burty Road; thence with the Eastern edge of the right of way for Burty Road, the following courses and distances: N 2-30 E 99.6 feet to an iron pin, thence N 1-01 E 86.9 feet to an iron pin, and thence N 3-46 W 32.7 feet to the point of beginning.

5 12.00



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident 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 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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