

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
GREENVILLE CO. S. C. }
MORTGAGE OF REAL ESTATE

FILED
NOV 13 11 58 AM '75
LINDA W. CANNON
W.F.O.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Donald D. Cannon and Linda W. Cannon

(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 Four Thousand Two Hundred Eighty-Seven and 24/100-----
Dollars (\$ 4,287.24) due and payable

at the rate of \$119.09 per month beginning November 15, 1975 and continuing on the 15th of each and every month thereafter until paid in full for a period of three years

with interest thereon from maturity at the rate of eight per centum per annum, to be paid on demand.

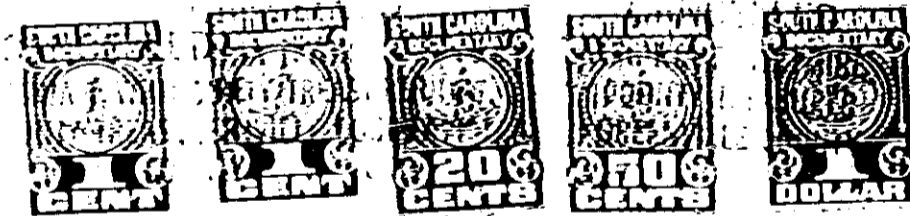
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, at the rear of Lots Nos. 30, 31 and 32 of TERRACE ACRES Subdivision, containing 4.0 acres, being shown as a 4.0 acre tract on a plat entitled "Survey for Donald D. Cannon and Linda W. Cannon", prepared March 11, 1975 by R. B. Bruce, R.L.S., recorded in the RMC Office for Greenville County in Plat Book 5-K at Page 85, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at a point marked by an old axel, said point being the common southern corner of property now or formerly of Harkins and that now or formerly of Peden, said point also being 70.5 feet west of the common rear corner of Lots 30 and 31, Terrace Acres Subdivision, and running thence with the Peden line, N.15-45 E. 490 feet to an iron pin; thence in a new line through the property of Harkins, S.83-08 E. 360 feet to an iron pin; thence continuing in a new line through the property of Harkins, S.15-45 W. 490 feet to an iron pin on the rear line of Lot 32, Terrace Acres Subdivision and running thence along the rear line of Lots 30, 31 and 32 of Terrace Acres Subdivision, N.83-08 W. 360 feet to the point of beginning.

5. 1.72



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 heating 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 hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey, or otherwise dispose of 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 full and lawful title to the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons who may ever lawfully claim the same or any part thereof.

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