

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
2 10 1975
GREENVILLE CO. S.C.

MORTGAGE OF REAL ESTATE

1351 380

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, Arthur W. Irvin and Joyce Ann M. Irvin

(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 One Hundred Forty-Three and 24/100-----

Dollars (\$ 4,143.24----) due and payable

at the rate of \$115.09 per month beginning November 20, 1975 and continuing thereafter for a period of 36 months until paid in full.

with interest thereon from maturity at the rate of 8% per centum per annum, to be paid in 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 Mortgagee 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, being shown and designated as Lot 6 on a plat entitled Tar Acres recorded in the RMC Office for Greenville County in Plat Book HHK at page 173 and having the following metes and bounds, to-wit:

BEGINNING at a point on Ashmore Bridge Road at the joint corner of Lots 6 and 7 and running thence N. 1-34 E. 275 feet; thence N. 88-26 W. 126.3 feet; thence S. 3-25 W. 275 feet to Ashmore Bridge Road; thence along said Road, S. 88-26 E. 136 feet to the point of beginning.



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 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 good right and is lawfully authorized to sell, convey or transfer 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, its heirs, successors and assigns, from and against the Mortgagee and all persons who may ever lawfully claim the same or any part thereof.

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