

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1354 PAGE 341

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, RONALD E. SINCLAIR and MARCIA L. SINCLAIR

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE BANK OF TRAVELERS REST

(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 FIVE HUNDRED and no/100-----

-----Dollars (\$ 3,500.00) due and payable

in accordance with the terms of said Note of even date herewith,

with interest thereon from date at the rate of 9 per centum per annum, to be paid: monthly

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, Bates Township, being shown and designated as Lot No. 15 DOGWOOD HILLS, on a Plat dated October 1956, prepared by Terry T. Dill, recorded in the RMC Office for Greenville County, South Carolina in Plat Book QQ, Page 63, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Jordan Drive, which point is 180 feet Southeast of West Drive, and running thence along the South side of Jordan Drive, S. 42-25 E. 100 feet to a corner of Lot No. 14; thence along the line of Lot No. 14, S. 42-05 W. 250 feet to an iron pin at the joint rear corner of Lots Nos. 14 and 15; thence along the rear line of Lot No. 15, N. 38-23 W. 100 feet to an iron pin at the joint rear corner of Lots Nos. 15 and 17; thence along the rear line of Lots Nos. 17 and 16, N. 42-05 E. 251.8 feet to the point and place of beginning.

The within Mortgage is junior in lien to that certain Mortgage given to First Federal Savings & Loan, dated October 11, 1974, and recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1324, Page 821.

This Mortgage is additional security for Note dated November 18, 1975, as described above.

Note and Mortgage due and payable in full at any change of ownership.



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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