

1955 495

MORTGAGE OF REAL ESTATE—Offices of Leatherwood, WATKINS & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.
10 10 1976
R.M.C.

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

WHEREAS, MARY JOYCE QUATTLEBAUM

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANKERS TRUST OF SOUTH CAROLINA

(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 SEVEN THOUSAND AND NO/100-----

----- Dollars (\$7,000.00-----) due and payable
in forty-eight (48) monthly payments, with forty-seven (47) monthly installments of Eighty-Eight and 68/100 (\$88.68) Dollars, applied first to interest and then to principal, beginning January 15, 1976, and continuing on the 15th day of each month thereafter, with the balance due and payable in full on December 15, 1979,

with interest thereon from _____ date _____ at the rate of Nine (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, the Mortgagee's heirs, 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, on Oakview Drive in the City of Greenville, being the greater portion of Lot No. 11, as shown on plat of property of Harold C. Gibson, recorded in the RMC Office for Greenville County in Plat Book X at Page 73, and having the following metes and bounds according to plat of property of Joseph Morris Newton recorded in the RMC Office for Greenville County in Plat Book III at Page 163:

BEGINNING at an iron pin on Oakview Drive at the joint front corner of Lots No. 11 and No. 12, and running with joint line of said lots S 68-37 E 202.9 feet to an iron pin; thence S 52-04 E 29.4 feet to an iron pin; thence S 37-56 W 49.3 feet to an iron pin; thence N 70-45 W 163.3 feet to an iron pin; thence N 76-46 W 54.1 feet to an iron pin on Oakview Drive; thence with said Oakview Drive N 21-23 E 70 feet to beginning corner.

5,280



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.

4328 RV-25

5
3
4
9
0