

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

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

FEB 5 2 1917  
CONNIE S. TANKERSLEY  
MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, CLARENCE B. MARTIN, JR.

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 EIGHTY THOUSAND AND NO/100-----

-----Dollars (\$ 80,000.00 ) due and payable  
in full one hundred eighty-one (181) days after date hereof,

with interest thereon ~~at the rate of~~ ~~XXXXXXXXXX~~ ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~  
at a rate equal to the prime rate charged by Bankers Trust of South Carolina, plus one and one-half (1-1/2%) percent, said rate to be adjusted monthly and to be payable at maturity.

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, Greenville Township, on the eastern side of North Main Street, in the City of Greenville, being described as follows:

BEGINNING at a point on the eastern side of North Main Street, originally 98.6 feet from the intersection of North Main Street and Stone Avenue, corner of lot now or formerly owned by J. Thomas Arnold, and running thence with the line of said Arnold lot, S 73 E 110 feet to a lot formerly owned by Lurey; thence N 19 E along line of Lurey lot 32 feet; thence S 73 E 54 feet to Lot No. 4 as shown on plat recorded in the RYC Office for Greenville County in Book VV, Page 544; thence N 19 E along line of Lot No. 4 26 feet; thence N 73 W 159 feet to North Main Street; thence S 19 W 57 feet to the point of beginning, this said lot being part of Lots Nos. 2 and 3 as shown on the above mentioned plat.

ALSO, all that certain piece, parcel or lot of land, together with improvements thereon, situate, lying and being on the eastern side of Main Street, in the City of Greenville, Greenville County, South Carolina, having the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Main Street, 69 feet from the original northeastern corner of Main Street and Stone Avenue, and running thence N 19 E 31 feet to a point on the eastern side of Main Street; thence S 73 E 110 feet; thence S 17 W 31 feet to a point; thence N 73 W 110 feet to the beginning corner.

ALSO, all right, title and interest of the Mortgagor herein in and to that certain strip of land 10 feet in width extending from the rear of the lot last above described in an easterly direction to East Stone Avenue.



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 is 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.

0 6 6 6

4328 RV-2J