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GREENVILLE CO. S. C.

1982 490

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MAR 16 4 45 PM '78  
SONNIE S. TANKERSLEY  
R.H.C.

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

WHEREAS, Thomas W. Barnhill and Dorothy B. Barnhill

(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

Eight Thousand, Five Hundred and No/100-----Dollars (\$ 8,500.00 ) due and payable  
on DEMAND  
according to the terms of that certain Note of even date.

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

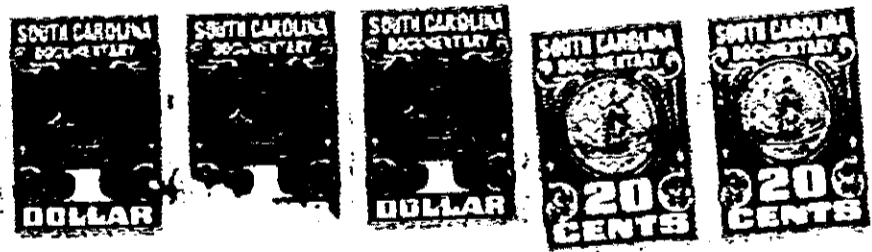
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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

ALL that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, within the corporate limits of the City of Greenville, lying on the southwestern side of Beverly Lane, identified on the County Tax Maps as Sheet 274.4, Block 1, Lot 114, and having, according to a survey prepared for Thomas W. Barnhill and Dorothy B. Barnhill by Campbell & Clarkson, Surveyors, dated March 2, 1978, and recorded in the RMC Office for Greenville County in Plat Book at page the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Beverly Lane at the corner of property on which an Exxon sign is located and running thence with said line, S. 52-26 W. 160 feet to an iron pin in the line of property on which a Bonanza Restaurant is located and running thence N. 37-34 W. 10 feet to an iron pin; thence continuing with said Bonanza line, S. 52-26 W. 166.05 feet to an iron pin; thence N. 27-42 W. 60.9 feet to an iron pin in the line of Lot No. 5; thence along the line of Lots Nos. 5, 4, 3 and 6, N. 52-26 E. 315.5 feet to an iron pin on the southwestern side of Beverly Lane; thence with the southwestern side of Beverly Lane, S. 37-34 E. 70 feet to the beginning corner. Said lot contains, according to said plat, 20,841 square feet.



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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