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GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

Mar 15 3 01 PM '76 MORTGAGE OF REAL ESTATE

BONNIE S. TANKERSLEY WHOM THESE PRESENTS MAY CONCERN:  
R.M.C.

WHEREAS, DAVID W. SINGLETON and LISA J. SINGLETON

(hereinafter referred to as Mortgagor) is well and truly indebted unto

BANKERS TRUST OF S. C., 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 SEVEN THOUSAND EIGHT AND 48/100

Dollars (\$ 7,008.48 ) due and payable

in seventy-two (72) equal monthly installments of \$97.34 per month beginning April 30, 1976, and continuing on the 30th day of each month thereafter until the note is paid in full

with ~~interest~~ hereon from date at the rate of 12.22 <sup>A.P.R.</sup> 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 Greenville, State of South Carolina, Austin Township, and being shown as 1.0 acre more or less according to a plat prepared for the Grantees by C. O. Riddle, R.L.S., dated March 1976, having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin near the termination point of Johnson Drive and the within tract and running thence N. 33-30 W. 209 feet to an iron pin; thence turning and running S. 56-30 W. 209 feet to an iron pin; thence turning and running S. 33-30 E. 209 feet to an iron pin; thence turning and running N. 56-30 E. 209 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of H. W. Johnson and Lallie G. Johnson of even date herewith, to be recorded.

The lien of this Mortgage also includes one (1) 1969 Craftmade Mobile Home, Model No. 60x12-2, Serial No. P1-60-2SFK-12W-OE-1500G, which mobile home is presently owned by the Mortgagors herein.



Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 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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