

MORTGAGE OF REAL ESTATE—Office of CLARENCE FELLOWS, Attorney at Law, Greenville, S. C.

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APR 22 11 34 AM '76

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, I, William R. Walker

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

Bankers Trust of Greenville, S. C.

(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 Ten Thousand and Two & 72/100--

Dollars (\$ 10,002.72) due and payable

in eighty-four monthly installments of One Hundred and Nineteen (\$119.08) & 8/100 Dollars each, the first installment to be due on May 20, 1976, and a like installment on the 20th day of each and every month until this indebtedness is paid in full

with interest thereon from interest added: 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 GREENVILLE, in O'Neal Township, near Gilreath's Mill, being bounded on the northeast, southeast and southwest by lands of Willie Burton, and on the southwest by lands of B. P. Edwards, and having the

following courses and distances, to-wit:

BEGINNING on an iron pin 150 feet from the Willie Burton corner and on the B. P. Edwards line, and runs thence with said line N. 50-15 E. 214.4 feet to an iron pin on Edwards's line; thence S. 52-45 E. 208.5 feet to an iron pin; thence S. 50-15 W. 214.5 feet to an iron pin in the road that leads to Willie Burton's house; thence N. 52-45 W. 208.5 feet to the beginning corner, and containing One acre, more or less, and being all of the same lot of land conveyed to Ed P. Perry and Martha Lou Perry by Frank M. Crisp by deed record in Deed Book 527, at Page 38.



Together with all and singular rights, members, hereditments, 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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