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DONNIE S. TANKERSLEY

MORTGAGE

BOOK 1373 PAGE 69

THIS MORTGAGE is made this 19th day of July 1976, between the Mortgagor, R. David Massey and Barbara W. Massey (herein "Borrower"), and the Mortgagee, Bankers Trust of South Carolina, Columbia, S. C., a corporation organized and existing under the laws of S. C. Chartered Banking Institution, whose address is, c/o Aiken - Speir, Inc. P. O. Box 1428, Columbia, S. C. 29202 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Four Thousand and No/100 (\$44,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 19, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2006

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that piece, parcel or lot of land situate, lying and being on the Northern and Western sides of Meyers Drive in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 16 as shown on a plat prepared by Pickell & Pickell, Engineers, dated March, 1951, entitled "Resubdivision of Portion of the J. R. Jenkinson Property", recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book Y at page 95, and having according to said plat and also according to a more recent plat prepared by Dalton & Neves Co., Engineers dated June, 1976 entitled Property of R. David Massey and Barbara W. Massey, the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Meyers Drive at the joint front corner of Lots Nos. 16 and 17, and running thence with the line of Lot No. 17 N. 2-53 E. 175.9 feet to an iron pin in the line of Lot No. 15; thence with the line of Lot No. 15 S. 62-43 E. 141.9 feet to an iron pin on the Western side of Meyers Drive; thence with the Western side of Meyers Drive S. 27-17 W. 150 feet to an iron pin; thence with the Northern side of Meyers Drive N. 71-02 W. 70 feet to the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of Robert C. Brownlee, dated July 19, 1976 and to be recorded herewith in the R.M.C. Office for Greenville County, South Carolina.

And it is agreed between the parties hereto that in the event the property embraced by this mortgage is sold or otherwise conveyed by the Mortgagor prior to the time that the lien created hereby is fully satisfied, or if the title to such property shall become vested in any other person or entity in any manner whatsoever other than because of the death of the Mortgagor, then and in such event, the remaining principal balance secured by this mortgage, together with all accrued interest, shall at once become due and payable, at the option of the legal holder hereof.

It is further agreed that if R. David Massey shall cease to be an employee of Bankers Trust of South Carolina or a subsidiary, for any reason other than death, then, and in such event, the remaining principal balance secured by this mortgage, together with all accrued interest, shall at once become due and payable, at the option of the legal holder hereof.

which has the address of 123 Meyers Drive, Greenville, South Carolina 29605 (Street) (City) (herein "Property Address"); (State and Zip Code)

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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