

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE, CO. S. C.
SEP 3 8 46 AM '76
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1377 PAGE 109

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

WHEREAS, I, B. H. Short

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bankers Trust of South Carolina, P. O. Box 867, Greer, South Carolina, 29651

(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 --Eleven Thousand Forty Two and 40/100--

Dollars (\$ 11,042.40) due and payable

according to terms of note of even date,

with interest thereon from as set forth in note at the rate of as set forth in note per centum per annum, to be paid:
as set forth in note of even date,

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:

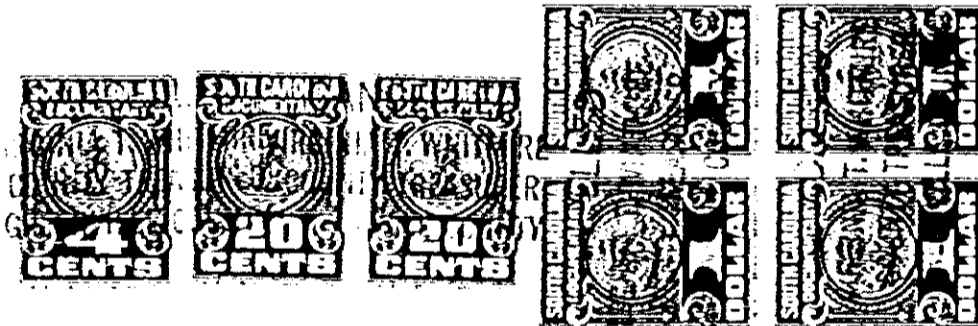
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, Chick Springs Township, near the City of Greer, S.C.

and being known and designated as all of Lot No. 41 on a plat of Belmont Heights prepared by Dalton and Neves, Engineers, dated July, 1960, and being recorded in Plat Book QQ at pages 160 and 161, and having such metes and bounds as appears on said plat, reference to said plat hereby pleaded and made a part of this description. The aforesaid lot fronts on the easterly edge of Taylors Road and is bounded on the north by Lot No. 42, on the east by Lot No. 36 and on the south by Lot No. 40.

This is that same property conveyed to mortgagor this date by Mendel T. Hawkins and to be recorded on the 3 day of September, 1976, in Deed Book 1042 page 384.

Subject to all restrictions, easements, rights of way, set back lines, roadways on the recorded plats, of record or on the premises and restrictive covenants in Deed Book 660 page 131.



S. 4.44

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.

4328 RV-2