

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE
COUNTY OF GREENVILLE

FILED
DEC 7 3 04 PM '76
DONNIE S. TANKERSLEY
R.M.C.

To All Whom These Presents May Concern:

Whereas: ROBERT A. HUGHES and JEAN D. HUGHES

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANKERS TRUST OF 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 SIX THOUSAND FIVE HUNDRED AND NO/100 Dollars (\$ 6,500.00) due and payable in monthly installments of \$206.70, for a period of three (3) years, payments to be applied first to interest and then to principal,

with interest thereon from date at the rate of nine (9%) per centum per annum to be paid: monthly

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, containing 17.75 acres, more or less, and having, according to plat of property of Robert A. and Jean D. Hughes, prepared by J. D. Hill, dated December 21, 1961, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in center of County road sometimes called Lee Vaughan Road and running thence with the center line of said road, S. 40-40 W. 262 feet to a point; thence continuing with said County road, S. 47-10 W. 100 feet, more or less, to point at corner of 2.25 acre lot; thence with 2.25 acre lot, also belonging to Hughes, S. 24-40 E. 384.5 feet to an iron pin; thence continuing with said 2.25 acre lot, S. 80-45 W. 400 feet to an iron pin; thence S. 8 W. 819.3 feet to a stone; thence S. 89 E. 666 feet to a stone; thence N. 0-15 E. 782 feet to an iron pin; thence N. 75-45 E. 370 feet to an iron pin; thence N. 14-30 W. 265 feet to an iron pin; thence N. 39 W. 521.5 feet to a nail and cap in center of Lee Vaughan Road, the beginning corner, passing over iron pin 21.5 feet back on line.

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This being a portion of the same property conveyed to the mortgagors herein by deed of M. G. Garrett, dated January 5, 1962, recorded January 9, 1962 in Deed Volume 690 at page 61, in the RMC Office for Greenville County.

DOCUMENTARY STAMP TAX 02.60

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 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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