

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

DEC 10 10 43 AM '77

MORTGAGE OF REAL ESTATE

1384 844

DONNIE S. TANKERSLEY
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Boyce Eugene Garrett and Patsy Ann L. Garrett

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

Bankers Trust of South Carolina

(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 & 00/100----- Dollars (\$6,000.00) due and payable

in eighty-four (84) equal, consecutive monthly installments of Ninety-six & 54/100 (\$96.54) Dollars each, commencing January 1, 1977

with interest thereon from date at the rate of 9% per centum per annum, to be paid computed annually, paid monthly, with interest computed first, and balance applied to principal
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:

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"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, Fairview Township, near the Town of Fountain Inn, being shown and designated as Lot No. 6 on plat of Golden Strip Subdivision recorded in Plat Book TT, Page 19, R.M.C. Office for Greenville County. Said lot is bounded on the North by Lot No. 7; on the East by unnumbered lot, and measuring thereon 80 feet; on the South by Lot No. 5 and portion of Lot No. 4, and measuring thereon 172.5 feet; and on the West by Maxie Street, and measuring thereon 85 feet. For a more complete description, reference is made to said plat.

2.50 M

Being the same property conveyed to Boyce Eugene Garrett and Patsy Ann L. Garrett by deed of Rudolph & Sandra L. Watson, recorded January 10, 1967, in Deed Book 811, Page 646, R.M.C. Office for Greenville County.

DOCUMENTARY
STAMP
TAX
REC-1275
PB 11218
02.40

Together with all and singular rights, members, hereditaments, 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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