

MORTGAGE OF REAL ESTATE GREENVILLE CO. S.C. Arnold & Thomason, Attorneys at Law, Greenville, S. C.

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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

EDDIE S. TANKERSLEY  
R.M.C.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAMES A. LEDBETTER (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto BANK OF TRAVELERS REST

(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 One Hundred and no/100-----DOLLARS (\$6,100.00), with interest thereon from date at the rate of 9 per centum per annum, said principal and interest to be repaid:

in equal monthly installments of \$109.97 commencing March 15, 1977 with a like payment on the same date of each month thereafter until paid in full, said payments to be applied first to interest and then to principal. Note and mortgage due and payable in full in any change in ownership.

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 Bates Township lying on the northeastern side of a county road, containing 2 acres, more or less, and having the following metes and bounds, to-wit:

BEGINNING at a joint corner of the within described property and property now or formerly belonging to Christopher on a county road and running thence N. 34-00 E. 200.4 feet to the joint corner of property now or formerly belonging to Alice Stewart; thence S. 54-25 E. 212.5 feet to an iron pin; thence S. 55-10 E. 148 feet to an iron pin; thence S. 35-30 W. 283 feet to a point on said road; thence along said road N. 46-50 W. 170 feet to a bend in said road; thence N. 26-30 W. 140 feet to a bend; thence N. 64-00 W. 64.3 feet to an iron pin, the beginning corner. Right-of-way for county road is reserved.

The above described property was conveyed to the grantor by deed of Nora Benson and Mattie Nell B. O'Neal recorded February 19, 1962 in Deed Book 692 at Page 453.

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
TAX  
PB. 11218  
02.44

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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