

STATE OF SOUTH CAROLINA GREENVILLE, CO. S. C.  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

FILED  
APR 11 3 50 PM '77

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY  
R.H.C.

WHEREAS, Charles F. Hollingsworth and Ann P. Hollingsworth

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bankers Trust of South Carolina, N.A.,  
Post Office Box 608, Greenville, South Carolina, 29602

(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 Three Thousand Five Hundred Twenty-six and 50/100-----

----- Dollars (\$ 3,526.50-- ) due and payable  
in six (6) monthly installments of Five Hundred Eighty-seven and 75/100  
(\$587.75) Dollars each beginning May 21, 1977 and a like amount each and every  
month thereafter until paid in full.

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add on  
with interest thereon from date at the rate of 12.00 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, , Chick Springs Township, about one mile north  
from the Town of Taylors, South Carolina, on the easterly side of Reid School  
Road, having the following metes and bounds, to wit:

BEGINNING at a nail and stopper in the center of said Reid School  
Road, joint corner of the Dave Parker lot and running thence with the Parker  
line, N 71-30 E 21 feet to an iron pin; thence continuing with the same course  
for a total distance of 142 feet to an iron pin in the west edge of an old  
abandoned road; thence with said old road S 36-00 W 114.5 feet to a stake or  
iron pin on the west edge of said old road; thence S 78-15 W 214 feet to a nail  
and stopper in the center of the Reid School Road (stake or iron pin back on  
line on the east bank of the said road); thence with the center of the said  
road N 4-23 W 116.5 feet to the beginning corner, containing .50 (one-half) acre,  
more or less, and being the same property conveyed to the mortgagors herein by  
deed of Richard Charles Kerns recorded December 10, 1976 in Deed Book 1047 Page  
783.

The within note and mortgage is not assumable without the bank's written  
permission; that the borrowers expressly waive the right to State Statute  
No. 45-88 through 45-96 - more specifically, waive the right to an appraisal and  
agree that personal liability will exist for the full difference between the  
amount realized from judicial sale and the amount of the debt.

Together with all and singular rights, members, herditaments, 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.

The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for  
the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also  
secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so  
long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest  
at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.
- (2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time  
to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or  
in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be  
held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay  
all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does  
hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on  
the Mortgage debt, whether due or not.

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