

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLEMAY 23 4 05 PM '77
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, B. F. REEVES

(hereinafter referred to as Mortgagor) is well and truly indebted unto
Simpsonville, South Carolina 29681

BANKERS TRUST, 116 N E. Main Street,

(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 SEVEN THOUSAND AND NO/100

----- Dollars (\$ 7,000.00) due and payable
at the rate of Two Hundred Twenty Two and 60/100 (\$222.60) Dollars per month, with the
first payment being due June 20, 1977 and a like amount due on the 20th day of each
month thereafter until paid in full

with interest thereon from _____ date _____ at the rate of NINE per centum per annum, to be paid:

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 ~~the~~ ^{those} certain piece(s) parcel(s) or lot(s) of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, near the Town of Simpsonville, and being shown as a tract of 5.0 acres and a tract of 2.41 acres on Plat entitled "Property of B.F. Reeves" prepared by C. O. Riddle, RLS, dated Jan. 13, 1973, which plats are recorded in the RMC Office for Greenville County in Plat Book 5C at page 149 and Plat Book 5C at page 68; reference to said plats being herewith craved for a more particular description of the said tracts of land. These being the same tracts conveyed to the mortgagor by Deed of Charles R. Rentz, Jr. and Jo Ann P. Rentz, by deed dated May 7, 1977, recorded May 23, 1977, in Deed Book 1051, Page 112.

ALSO: That certain piece, parcel or lot of land in the State and County aforesaid containing 1.59 acres shown on a plat of Property of B. F. Reeves, prepared by C. O. Riddle, Surveyor, dated Jan. 13, 1973, revised Nov. 23, 1973, revised Dec. 18, 1973 and having according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the eastern edge of the cul-de-sac of White Pine Drive at the joint corner with other property of B. F. Reeves, and running thence N. 62-22 W., 611.2 feet to an iron pin; thence N. 12-15 W., 797.1 feet to an iron pin; thence N. 72-34 E., 50.2 feet to an iron pin at the joint corner with property now or formerly of H. W. and Lallie G. Johnson; thence with the Johnson property line, S. 12-15 E., 778.24 feet to an iron pin; thence S. 62-22 E., 587.8 feet to an iron pin on the White Pine Dr. Cul-de-sac; thence with the curve of said cul-de-sac, S. 27-38 W., 50 feet to an iron pin, being the point of beginning.

This is a portion of that property conveyed to the mortgagor by Deed of C. B. Boiter, recorded March 6, 1970 in Deed Book 885 at page 439.

ALSO: All that certain piece, parcel or tract of land in the State and County aforesaid, containing 5.5 acres as shown on plat of "Property of B. F. Reeves" prepared by C. O. Riddle, Surveyor, dated Nov. 23, 1973, revised Dec. 19, 1973 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the western edge of the White Pine Drive cul-de-sac at the southeastern-most corner of the within described tract and running thence N. 62-22 E., 612.5 feet to an iron pin; thence S. 81-23 W., 236.4 feet to an iron pin on a branch; thence with the branch as the property line, the following traverse: N. 38-18 W., 121.7 feet to an iron pin; N. 55-58 W., 120.4 feet to an iron pin; N. 68-35 W., 102.7 feet to an iron pin; thence leaving said branch, N. 21-02 E., 385.1 feet to an iron pin; thence N. 15-46 E., 264.5 feet to an iron pin; thence N. 72-34 E., 113.6 feet to an iron pin; thence S. 12-15 E., 797.1 feet to an iron pin; thence S. 62-22 E., 611.2 feet to an iron pin on the western edge of White Pine Drive cul-de-sac; thence with the edge of said cul-de-sac, S. 8-34 E., 30.98 feet to an iron pin, being the point of beginning.

This is a portion of that property conveyed to the mortgagor by Deed of C. B. Boiter, recorded March 6, 1970 in Deed Book 885 at page 439 in the RMC Office for Greenville County.

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