

WHEREAS, LEE O. HUSKAMP

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANKER'S TRUST

(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 THIRTY SIX THOUSAND AND NO/100-----  
-----Dollars (\$36,000.00) due and payable

in 108 monthly payments of \$487.56  
with the first payment being due  
July 15, 1977 and final payment due June 15, 1986.

with interest thereon from date at the rate of NINE per centum per annum ~~XXXXXX~~

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, near Mauldin, South Carolina, containing 0.73 acres, as shown on plat for Lee Huskamp, by Alex A. Moss, R.C.E. & L.S., dated January 11, 1977, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on Palmetto Drive R.O.W. 50', at the corner of the property now or formerly owned by Irene K. Thomas and running thence with said Thomas property N. 49-34 E., 223.5 feet to an iron pin; and running thence S. 39-43 E., 140.0 feet to an iron pin being the corner of property now or formerly owned by Quality Concrete Products, Inc.; thence running with said property S. 49-34 W., 221.8 feet to an iron pin on Palmetto Drive R.O.W. 50'; thence with said Palmetto Drive R.O.W. 50' N. 40-26 W., 140.0 feet to an iron pin, said iron pin being the point of beginning.

This is the identical property conveyed to the mortgagor by deed of F. Towers Rice recorded in the RMC Office for Greenville County in Deed Book 1051 at Page 27 dated February 15, 1977.

ALSO:

ALL that piece parcel or lot of land in Greenville County, South Carolina near Mauldin, South Carolina, containing a 3' section, as shown on plat for F. Towers Rice, by Alex A. Moss, R.C.E. & L.S., dated January 8, 1977, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point at the corner of J. A. Griffith and F. Towers Rice (formerly Quality Concrete Products, Inc) and running thence N. 49-53 E., 3.0 feet to a point; thence S. 39-24 W., 290.0 feet to a point; thence S. 49-53 W., 3.0 feet to a point on the line of property of F. Towers Rice; thence with said Rice property N. 39-24 W., 290.0 feet to a point, said point being that of the beginning.

This is the identical property conveyed to the mortgagor by deed of F. Towers Rice recorded in the RMC Office for Greenville County in Deed Book 1051 at Page 27 dated February 15, 1977.

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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