

JUL 22 1977

BOOK 1402 PAGE 73

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DOUGLAS S. TANNER-SLEY
M.L.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, BILLY RAY SULLIVAN AND PATRICIA KAY SULLIVAN

(hereinafter referred to as 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

TEN THOUSAND AND NO/100----- Dollars (\$ 10,000.00) due and payable

In monthly installments of One Hundred Twenty-Six and 68/100 (\$126.68) Dollars. Payments to begin on the 10th day of July, 1977, and continue on the 10th day of each month thereafter until Note and Mortgage is paid in full.

with interest thereon from July 10th, 1977 at the rate of NINE (9) per centum per annum, to be paid: AS SET OUT ABOVE. Interest to be paid monthly with payments applied first to interest and then 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:

"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

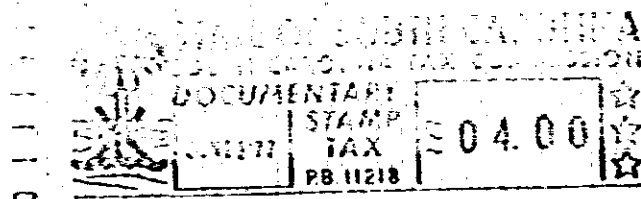
ALL that piece, parcel or lot of land located, situate, lying and being in the County of Greenville, Bates Township, State of South Carolina, and appearing on plat prepared by Terry T. Dill on October 1959, and being known as lot of Homer Ferguson and according to said plat, having the following metes and bounds, to-wit:

BEGINNING on the Eastern side of Clear View Road joint front corners of lands owned by or formerly owned by Hart and Garrett and running S. 63-18 E. 200 feet to an iron pin; thence S. 25-36 E. 297 feet to an iron pin; thence S. 35-13 W. 200 feet to an iron pin; thence N. 70-05 W. 188 feet to an iron pin; thence N. 29-20 E. 100 feet to an iron pin; thence N. 65-22 W. 224 feet to an iron pin on the Eastern side of Clear View Road; thence with Clear View Road N. 25-28 E. 310 feet to the beginning corner.

Derivation: Deed Book 912, Page 501, - J. Homer Ferguson-4/13/1971

"Note and Mortgage due and payable in full at any change in ownership".

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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.

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