

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

12 10 1977
D. J. W. WALKER, JR.
RECORDER

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Willie J. Murphy and Margaret Hall Murphy

hereinafter referred to as Mortgagor) is well and truly indebted unto Bankers Trust of South Carolina

(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 **fifty-seven hundred and six and 60/100**-----

----- Dollars \$ **5,706.60** due and payable
in sixty monthly installments of ninety-five and 11/100 dollars (\$95.11);
the first payment to be due on the 11th day of August, 1977, and the
remaining payments to be due on the 11th day of each and every month
thereafter until paid in full,

with interest thereon from **maturity** at the rate of **14** 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:

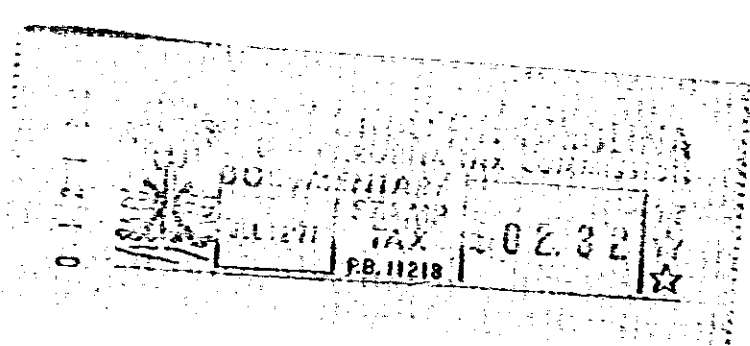
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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**, being **Lot No. 1, and a triangular portion of Lot No. 2, property of Geneva E. Arrowood, as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book KKK at page 115, and having according to said plat and a recent survey made April, 1969 by Jones Engineering Service, the following metes and bounds, courses and distances, to-wit:**

BEGINNING at an iron pin on the northeast side of Old Kasley Bridge Road, the joint front corner of Lots Nos. 1 and 2; thence with a new line through Lot No. 2, N. 29-12 E. 181.4 feet to an iron pin; thence S. 55-13 E. 43.6 feet to an iron pin; thence S. 0-57 W. 216.4 feet to an iron pin on the northeast side of Old Kasley Bridge Road; thence with the northeast side of said road, N. 55-13 W. 145.9 feet to the beginning corner.

This is the same property conveyed to the mortgagors herein by deed of Walter B. Meaders by deed dated April 23, 1969, and recorded April 23, 1969 in the R. M. C. Office for Greenville County in Deed Book 866 at page 486.

This is a second mortgage and junior in lien to that mortgage given by the mortgagors herein to Carolina National Mortgage Investment Co., Inc., in the original sum of \$16,700.00, dated April 23, 1969 and recorded April 23, 1969 in the R. M. C. Office for Greenville County in Mortgage Book 1123 at page 535.



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.

0 7 3 2

4328 RV-2

120
250 M