

MORTGAGE OF REAL ESTATE—Prepared by **GREENVILLE AND RILEY, Attorneys at Law, Greenville, S.C.** **1407 580**
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
GREENVILLE CO. S. C.
AUG 19 2 44 PM '77
BONNIE S. TANKERSLEY
R.M.C.

WHEREAS, **CAROL DEAN and DAISY DEAN**

(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 -----

-----**FIVE THOUSAND AND NO/100** -----Dollars (\$5,000.00) due and payable in monthly installments of \$80.45, for a period of seven years, to be applied first to interest and then to principal,

with interest thereon from _____ date at the rate of nine (9%) 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, on the West side of South Street, Simpsonville, containing .40 acres more or less, and being more specifically described as follows:

BEGINNING at an iron pin on the West side of South Street and at the joint corner of property belonging to Arizona F. Runion; thence running S. 78-44 W. 155 feet to an iron pin; thence N. 13-01 W. 82 feet to an iron pin on a ditch line; thence running along said ditch line N. 66-12 E. 197.7 feet to an iron pin on South Street; thence running S. 4-37 W. 129.8 feet along South Street to the beginning point. This description is according to a plat drawn by C. O. Riddle, Surveyor.

Being the same property conveyed to the mortgagors by deed of

ALSO: All that piece, parcel or ot of land in Fairview Township, Greenville County, State of South Carolina, in the Town of Simpsonville and having the following metes and bounds:

BEGINNING at an iron pin on South Street at McKinney's now grantee's lot corner and running thence with McKinneys grantee's line S. 89 W., 241 feet to an iron pin; thence N. 30-30 W., 121.5 feet to stake on branch; thence up meanderings of said branch as the line to Calvert's corner; thence with Calvert's line S. 15-13 E. 82 feet to iron pin; thence N. 76-30 E., 157.5 feet to said street S. 0-35 W. 90 feet to the beginning corner and being the same lot conveyed to the mortgagors by deed of Arizona F. Runyan of even date herewith, to be recorded.

Being the same property conveyed to the mortgagors by deed of Mrs. Arizona F. Runyan, of even date, to be recorded herewith.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
02.00
PP. 11218

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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