

MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S.C. 1408 32

STATE OF SOUTH CAROLINA OF GREENVILLE CO. S.C.
COUNTY OF GREENVILLEMORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

GENEVA D. ROBERTSON

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANK OF GREER, GREER, 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

EIGHT THOUSAND AND NO/100THS ----- Dollars (\$ 8,000.00) due and payable
in monthly installments of One Hundred Twenty-Four and 70/100 (\$124.70) Dollars per month
beginning on October 1, 1977, and continuing on the first of each and every month thereafter
until said note is paid in full, payments to be applied first to interest, then to principal;with interest thereon from date at the rate of eight (8) per centum per annum, to be paid: monthly until
paid in full.

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, the Mortgagee's heirs, 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 southern side of Ikes Road, being shown as 1.03 acre tract The Property of W. E. Shaw, Inc. on a plat prepared by Dalton & Neves, dated July 1966, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of Ikes Road at joint front corner of this tract and property now or formerly of Howell, and running thence S. 57-15 W. 304 ft. to an iron pin; thence continuing with the Howell line N. 39-17 W. 184.8 ft. to a point; thence N. 57-06 W. 174 ft. to an iron pin on the southern side of Ikes Road; running thence with the southern side of said road the following courses and distances: S. 86-11 E. 130.9 ft., S. 78-49 E. 50 ft., S. 75-16 E. 50 ft., S. 72-22 E. 50 ft., S. 75-16 E. 100 ft., S. 79-14 E. 50 ft., S. 85-18 E. 50 ft., N. 73-47 E. 50 ft. to an iron pin, the point of beginning.

ALSO, All that certain piece, parcel of lot of land, containing .086 acre, more or less, situated near Ikes Road, between Taylors and the City of Greenville, Greenville County, South Carolina, being shown on a plat of Vinson W. Howell and Victor V. and Lena B. Turner, by C. O. Riddle, dated May 12, 1969, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the line of the grantees, near a branch southeast corner of the lot herein conveyed and running thence N. 39-17 W. 37.5 ft. to an iron pin; thence N. 56-59 W. 79.1 ft. to an iron pin; thence S. 3-17 E. 77.6 ft. to an iron pin; thence along the line of other property belonging to grantor N. 86-23 E. 85.8 ft. to the beginning corner.

LESS, HOWEVER, that heretofore conveyed to Vinson W. Howell in Deed Book 876, Page 552.

All of that parcel or lot of land in the County of Greenville, South Carolina, near the Northwood Junior High School, being shown on a plat made for Thomas A. Robertson by C. O. Riddle, Surveyor, dated April, 1971, having the following courses and distances:

BEGINNING on an iron pin on the west side of creek, the southwestern corner of the lot, and thence crossing creek N. 15-57 E. 197.4 ft. to an iron pin; thence N. 39-17 W. 147.2 ft. to an iron pin; thence S. 86-23 W. 85.8 ft. to an iron pin; thence S. 3-17 E. 215.6 ft. to the beginning corner, containing 544/100 of an acre, more or less, and being a portion of that property conveyed to the grantor by Vivan Howell.

It is understood and agreed that this mortgage is subject to the first mortgage of the mortgagor, Geneva D. Robertson, to C.I.T. Financial Services Corporation, said mortgage being recorded in Mortgage Book 1249 at Page 637.

Derivation: # 1 Conveyed from
Victor V. Turner & Lena B.
Turner, recorded Oct. 20, 1970# 2 Conveyed from Vinson M.
Howell, recorded Jan. 17, 1975.J
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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 is 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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