

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
OCT 19 1 04 PM '77
MORTGAGE OF REAL ESTATE

THOMAS C. BRISSEY, P. A.
R.M.C.

WHEREAS, Elmer R. Kramer, Jr.

(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 Thirteen Thousand Two Hundred Ninety and 48/100-----
-----Dollars (\$ 13,290.48) due and payable

according to the terms of said note incorporated herein by reference.

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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:

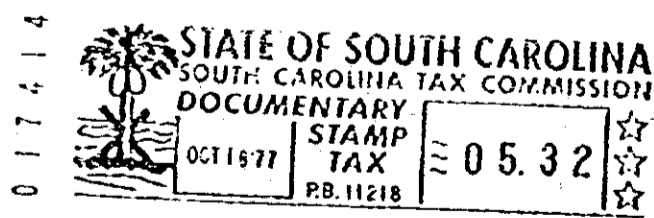
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the eastern side of U. S. Highway 25 and 276 containing .63 acres more or less as shown on a plat dated August 26, 1977, prepared by W. R. Williams, Jr., and, according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint corner of said property and property now of Lockaby and Coleman along the right-of-way of U. S. Highway 25 and 276 and running thence N. 1-15 W. 75 feet to an iron pin; thence turning and running N. 88-45 E. 369.2 feet to center of grassy branch; thence turning and running S. 25-21 W. and following the center line of grassy branch 75.5 feet to a pin located in the center of grassy branch; thence turning and running S. 88-45 W. 360.4 feet to the point of beginning.

This is the same property as that conveyed to the Mortgagor by deed from Ida Mae Kramer also known as Ida Mae G. Kramer dated September 30, 1977, and recorded in the R. M. C. Office for Greenville County in Deed Book 1066 at Page 42.

The mailing address of the Mortgagee herein is P. O. Box 607, Greenville, South Carolina 29602.

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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 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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