

P.O. Box 608, Greenville, S. C. 29602

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
OCT 21 12 07 PM '77

1413 535

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.H.C.

WHEREAS, DAVID C. DELK and MARY FRANCES DELK

(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 **SIX THOUSAND SEVEN AND 20/100THS**-----
Dollars (\$ 6,007.20) due and payable

with interest thereon from date at the rate of _____ per centum per annum, to be paid:

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, at the northwestern corner of intersection of YMCA Street and a 15 foot alley near County of Greenville and having according to plat by Pickell & Pickell Eng., dated June 10, 1964, entitled "Plat showing Property of J. P. Stevens & Co., Inc. located at Monaghan Plant", recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book HHH at Page 117, and containing 0.734 acres.

BEGINNING at an iron pin at northwestern corner of intersection of YMCA Street and 15 foot alley and running thence with northern side of said alley N 82-04 W, 156.8 feet to an iron pin; thence continuing with northern side of said alley, N 86-49 W, 43.2 feet to an iron pin; thence N 3-11 E, 138.7 feet to an iron pin; thence S 82-04 E, 277.3 feet to an iron pin on western side of YMCA Street; thence with the western side of YMCA Street, S 35-52 W, 80 feet to an iron pin; thence continuing with the western side of YMCA Street, S 31-56 W, 70 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Monaghan Baptist Church dated September 18, 1973 and recorded in the R.M.C. Office for Greenville County in Deed Book 988 at Page 625 on November 21, 1973.

250 M

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
OCT 21 77
PB. 11218
02.44

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.

0535

4328 RV-2