

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Lyble I. King

(hereinafter referred to as Mortgagor) is well and truly indebted unto Fred L. Bantee

(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 and Five Hundred and no/100--

Dollars (\$ 6,500.00) due and payable

in consecutive equal monthly installments of eighty (80.00) no/100 dollars the first installment to be due and payable on the first day of February 1978, and a like installment on the first day of each and every month thereafter until this indebtedness is paid in full

with interest thereon from 1978 at the rate of 7-3/4 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 Mortgagee, 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 Mortgagee 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, as shown on plat of lands recorded in the R.M.C. Office for Greenville County in Plat Book A, Page 157, as Lot Number 16 of Block C, fronting 50 feet on Trenton Avenue, and further specification as shown on plat of Helrose Land Company, which is recorded in the R. M. C. Office for Greenville County, and being the same property conveyed to Devalee H. Bantee by W. W. Hollingsworth, dead recorded in deed Book 7, Page 99, and inherited by Fred L. Bantee from Devalee H. Bantee.

and being the same property conveyed to Bantee by Fred L. Bantee by deed dated July 19, 1976, and recorded in deed Book 1017, Page 215, R. M. C. Office for Greenville County.

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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