

Mortgagees' Address: P. O. Box 608, Greenville, S. C. 29602

BOOK 1424 PAGE 985

LEATHERWOOD, WALKER, TODD & MANN
MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JULIAN M. LANGSTON, JR. AND DONNA S. LANGSTON

(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 _____

Twenty Five Thousand and 00/100-----Dollars (\$ 25,000.00--) due and payable

in sixty (60) consecutive monthly installments of Five Hundred Thirty Two and 12/100 Dollars (\$532.12)

with interest thereon from _____ date _____ at the rate of ten (10%) 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, 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, and being shown and designated as Lot No. 8 of Section I of Belle Terre Estates according to a plat entitled "Belle Terre Acres," said plat being recorded in the R.M.C. Office for Greenville County in Plat Book 000 at Page 105 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern edge of West Fairway Drive at the joint front corner of Lots 8 and 9 and running thence with the line of Lot 9, N. 38-56 W. 262 feet to an iron pin; thence S. 49-22 W. 258.4 feet to an iron pin in the joint rear corner of Lots 7 and 8; thence with the line of Lot 7, S. 54-59 E. 224.6 feet to a point on the northwestern edge of West Fairway Drive; thence with West Fairway Drive, N. 62-16 E. 200 feet to the point of beginning.

BEING the same property conveyed to the Mortgagors herein by deed of James W. Mahon, said deed being dated December 15, 1971 and recorded in the R.M.C. Office for Greenville County in Deed Book 931 at Page 595.

IT IS understood between the parties hereto that this mortgage is second and junior to the lien held by Fidelity Federal Savings and Loan Association, said mortgage being dated June 9, 1972 and recorded in the R.M.C. Office for Greenville County in Mortgage Book 1236 at Page 589.

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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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