

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

7 11 27 AM '80
DONNIE S. TANKERSLEY
R.M.C.

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

WHEREAS, Cecil J. Scott and Yvonne McAllister Scott

(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 Seventy-Seven and 97/100ths ----- Dollars (\$ 6,077.97) due and payable

with interest thereon from _____ at the rate of 6 1/2 per centum per annum, to be paid: monthly,
with final payment being April 13, 1981

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, City of Greenville, and being known and designated on plat of property of Thomas M. Walker Company recorded in R.M.C. Office for Greenville County, S. C. in Plat Book "E", at page 146 as Lot 3, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the North side of South Main Street, joint corner of Lots 2 and 3, which point is 50.1 feet West of Hammond Street, and running thence along the joint line of said Lots N. 36-47 W. 90 feet to point; thence S. 43-46 W. 25 feet to point, joint corner of Lots 4 and 3; thence along the joint line of Lots 3 and 4, S. 36-47 E. 90 feet to point on the North side of South Main Street; thence along South Main Street in an Easterly direction 25 feet to point of beginning.

This property is conveyed subject to all restrictions, easements, and zoning ordinances of record or on the ground affecting said property.

This is that same property conveyed to Cecil J. Scott and Yvonne McAllister Scott by deed of Bankers Trust of South Carolina, Trustee under Trust U/A J. H. Bruce dated and recorded concurrently herewith.

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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 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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