

MORTGAGE OF REAL ESTATE

Prepared by CLARENCE E. CLAY, Attorney at Law, Greenville, S. C.

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN

JUN 2 3 28 PM '78
DONNIE S. TANKERSLEY

ERRA 1431 PAGE 123

WHEREAS, We, Jack W. Roberts and Joyce B. Roberts

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bankers Trust, Greenville, S. C.

(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 Ten Thousand, Five Hundred and Ten & 20/100 --

Dollars (\$10,510.20) due and payable
in equal consecutive monthly installments of One Hundred and Seventy-five (\$175.17) & 17/100 Dollars, the first payment to be due on June 26, 1978, and a like payment to be due on the 26th day of each and every month thereafter for a period of five years

with interest thereon from at the rate of 11 1/2% APR 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:

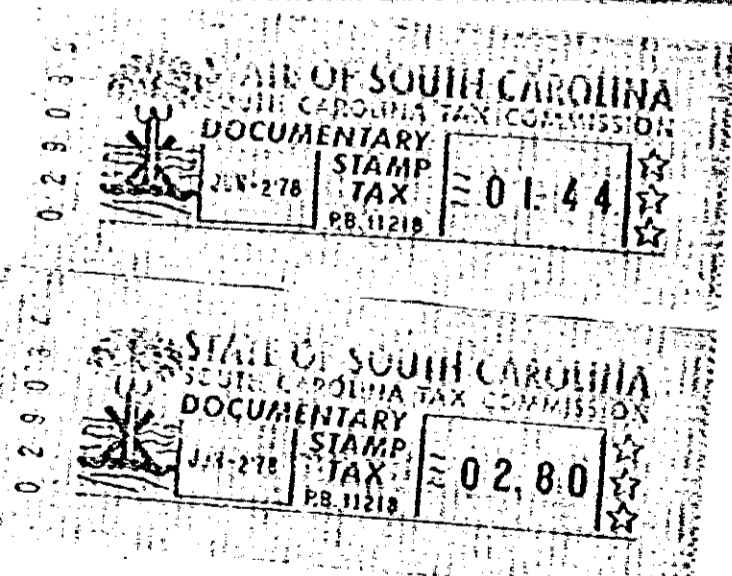
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, near Piedmont, at the end of a dirt road and having the following metes and bounds, to-wit:

BEGINNING at a point in the center of said road and running thence N. 21-28 E. 276.64 feet to a point in the line of property now or formerly of Simpson; thence running N. 42-00 W. 1,212.69 feet to a point; thence S. 80-00 W. 132 feet to a point; thence S. 32-30 E. 695 feet to a point; thence S. 25-18 E. 298.0 feet to a point; thence S. 20 E. 105.0 feet to a point; thence N. 69-50 E. 204.20 feet to a point; thence S. 29-59 E. 280 feet to the point of beginning, and containing 6.5 acres, more or less.

The above described property was conveyed to the grantees by deed of John B. Gwynn, dated April 17, 1973, and recorded in Deed Volume 971, at Page 872, RMC Office for Greenville County.

Block Book Reference: 615.4-1-4.13.

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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.

3.000 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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