

OFFICE OF THE REGISTER
R.M.C.

1437-521

GREENVILLE CO. S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

7 2 24 PM
DEAN S. TAYLOR
R.M.C.

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

WHEREAS, We, Roger Klober and Frieda Klober

(hereinafter referred to as Mortgagor) is well and truly indebted unto **Bank Of Travelers Rest**

(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 **Three Thousand Five Hundred and No/100**

Dollars (\$ 3,500.00) due and payable

One Hundred Twelve and No/100 Dollars (\$112.00) commencing August 10, 1978 and One Hundred Twelve and No/100 Dollars (\$112.00) on the 10th day of each and every month thereafter until paid in full.

with interest thereon from hereon at the rate of **nine** 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, 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, containing 1 acre, more or less, situate, lying and being on the Eastern side of Shelton Road near the Town of Travelers Rest, and having, according to a plat entitled "Survey for Roger Otto Klober", prepared by W. R. Williams, Jr., dated July 2, 1974, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5W at page 76, the following metes and bounds:

BEGINNING at a point in the center of Shelton Road and running thence N. 78-10 E. 25 feet to an iron pin on the Eastern edge of the right of way for said road; thence with the line of other property of the Grantors herein, the following courses and distances: N. 78-10 E. 210 feet to an iron pin, thence S. 11-50 E. 208.5 feet to an iron pin, thence S. 78-10 W. 210 feet to an iron pin on the Eastern edge of the right of way for Shelton Road; thence S. 78-10 W. 25 feet to a point in the center of said road; thence with the center line of said road N. 11-50 W. 208.5 feet to the point of beginning.

The within conveyance is subject to all restrictions, setback lines, zoning ordinances, utility easements and rights of way, if any, affecting the above described property.

At the opinion of the mortgagee, the indebtedness secured hereby shall become due and payable if the mortgagor shall convey the mortgaged premises or if the title thereto shall become vested in any other person or party for any other reason whatsoever.

Derivation: Frank J. & Dolores M. Macnees, Deed Book 1045, page 828, recorded 11/9/76.

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RECORDED
STAMP
TAX 201.40
FEE

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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