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MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE CO. S. C.

Mortgagors' address is:

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

AUG 23 10 44 AM '78
S. TANKERSLEY
R.H.C.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Steve Lamar Ward, a/k/a Steve Ward,
and Pat Kirk Ward, (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto The 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 Seven Thousand Two Hundred

Sixty-Six and 84/100ths ----- DOLLARS (\$ 7,266.84),

with interest thereon from date at the rate of nine per centum per annum, said principal and interest to be repaid: IN EQUAL MONTHLY INSTALLMENTS OF NINETY-EIGHT AND 47/100THS (\$98.47) DOLLARS EACH COMMENCING THIRTY (30) DAYS FROM DATE WITH A LIKE PAYMENT ON THE SAME DATE OF EACH MONTH THEREAFTER UNTIL PAID IN FULL.

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, in Bates Township, containing two (2) acres, more or less, situate, lying and being on the southerly side of South Saluda River and near the northerly side of Freemans Bridge Road, as shown on plat prepared by W. E. Findley, dated June 2, 1953, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book FF at page 80 and having, according to said plat, the following metes and bounds:

PARCEL NO. 1: BEGINNING at a point in the center of South Saluda River at the joint corner of the premises herein described and property now or formerly of Rixie Anderson and running thence with the line of said Anderson property S. 72 E. 4.7 chains (310.2 feet) to a point; thence continuing with the line of said Anderson property N. 24 E. 4.6 chains (303.6 feet) to a point; thence N. 48 W. 3.12 chains (205.92 feet) to a point in the center of South Saluda River; thence with the center of South Saluda River, having a traverse line of S. 40 W. 6.36 chains (419.76 feet), to the point of BEGINNING.

All right, title and interest in and to that certain easement for ingress to and egress from the premises hereinabove described, over, through and across that certain roadway leading from Freemans Bridge Road in a northwesterly direction to the premises hereinabove described.

PARCEL NO. 2: All that piece, parcel or lot of land, situate, lying and being on the eastern side of Guest Street in the town of Marietta, County of Greenville, State of South Carolina, being shown and designated on a plat prepared by Terry T. Dill, CE&LS # 104, dated February 12, 1965, to-wit:

CONTINUED ON REVERSE SIDE

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
AUG 23 '78
STAMP
TAX
PB 11218
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