

GREENVILLE REAL ESTATE
MORTGAGE CO. S. C.
 BY 10 1 29 PM '79
 W. S. TANKERSLEY
 S.H.C.

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

MORTGAGE OF REAL ESTATE
 TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, **I, BILLY LEDBETTER**

hereinafter referred to as Mortgagor) is well and truly indebted unto **BANK OF TRAVELERS REST**

hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of **Seven Thousand Five Hundred and No/100 (\$7,500.00)**-----
 Dollars \$ **7,500.00** due and payable

In monthly installments of One Hundred Fifty-Nine and No/100 Dollars (\$159.00) commencing February 1, 1979, and One Hundred Fifty-Nine and No/100 Dollars (\$159.00) on the first day of each and every month thereafter until paid in full.

with interest thereon from **date hereof** at the rate of **Nine (9)** per centum per annum, to be paid **Monthly**

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for the purpose of being advanced to or for the Mortgagor's account for taxes, insurance premiums, public utility payments, repairs, etc., for any other purposes

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the amount of debt and money hereunto advanced to the Mortgagor, and of any other and further sums for which the Mortgagee may hereafter become indebted to the Mortgagor, and also in consideration of the fact that the Mortgagor, at the time of the execution hereof, was of legal age and of sound mind, and before the sealing and delivery of these presents, the Mortgagor was duly advised of the contents hereof, and by these presents does grant, bargain, sell and convey unto the Mortgagee, his heirs and assigns, all that certain piece of land

located in the County of Greenville, State of South Carolina, being known and designated as **Tract No. 3 on plat of Property of HOMER LEDBETTER, dated March 29, 1978, prepared by R. C. Bruce, R.L.S., and having, according to said plat, the following metes and bounds, to-wit:**

BEGINNING at a point in the center of Ledbetter Road, and running thence with the common line of Tract No. 2 on said plat, S. 38-35 E. 659.0 feet to an old iron pin; thence continuing with the line of Tract No. 2, S. 41-25 E. 423.5 feet to a point in a branch; thence with said branch S. 25-41 W. 190 feet to a point in said branch; thence continuing with the branch, S. 65-05 W. 255.0 feet to a point in said branch; thence continuing with the branch, N. 85-03 W. 163.6 feet to the joint corner of Tract No. 4 on said plat; thence with the common line of Tract No. 4 N. 26-19 W. 934.0 feet to a point in the center of Ledbetter Road; thence with said road 328.6 feet to the point of beginning.

Derivation: Homer Harrison Ledbetter, Jr., Deed Book 1115, Page 127, recorded 1/24/79, 1979.

STATE OF SOUTH CAROLINA
 DEPARTMENT OF REVENUE
 DOCUMENTARY
 STAMP
 TAX
 03.00
 PB 1121F

Together with all and singular rights, incidents, benefits, 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 due thereon, and including all fixtures, plumbing, and heating 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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, his heirs, assigns, and assigns forever.

The Mortgagor covenants that it is lawfully seized of the premises hereunto described in a single divisible lot, that it has good right and is lawfully authorized to sell, convey or otherwise dispose of the premises hereunto described, and that the premises are free 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 Mortgagee and all persons who may lawfully claim the same or any part thereof.

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