

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
MAR 14 11 22 AM '79
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Edgar Jack Lail

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Bank of Greer

(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

Fifty Thousand and no/100----- Dollars (\$ 50,000.00) due and payable in 180 consecutive monthly installments of \$507.14 per month each for principal and interest beginning on the 30th day after construction is complete and monthly thereafter until paid in full, except that if not paid sooner, the final installment of principal and interest shall be due and payable

with interest thereon from date at the rate of 9.0 per centum per annum, to be paid: as stated above

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:

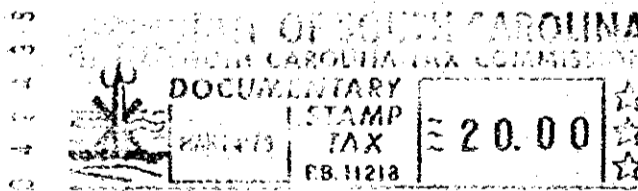
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Oneal Township, being known and designated as Lot No. 14 on a Plat of FORD TOWNE ESTATE, SECTION I, recorded in Plat Book 6 H at page 67 and having such metes and bounds as appear by reference to said plat. Said lot is located at the Northeasterly intersection of Robinhood Lane and S. C. Highway Number 290.

DERIVATION: See deed of Jeanette Ford Hood to Edgar Jack Lail and Leola B. Lail recorded in the R. M. C. Office for Greenville County November 14, 1978 in vol. 1091 at page 830.

The above property is conveyed subject to restrictive and protective covenants of record in Deed Book 1086 at page 162 and to a five foot wide drainage and utility easement on side lines and rear lot line.

The Restrictive and Protective Covenants for Ford Towne Estates, Section I are hereby amended as to the lot conveyed herein to require that any residence constructed thereon shall be situate so as to face the corner of Highway 290 and Robinhood Lane or to face Robinhood Lane.

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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.

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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