P.O. Box 485
Travelers Rest, S. C. 29690

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
APR 6 3 27 PM '79
DONNIE S. TANKERSLEY
R.M.C

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

WHEREAS, DOROTHY H. ROBERTS

(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 SIX THOUSAND, FIVE HUNDRED AND SEVENTY SEVEN and 15/100----------Dollars ($ 6,577.15) due and payable according to the terms of the note of even date, for which this mortgage stands as security.

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, near the Town of Travelers Rest, on the South side of Parisview Avenue, being shown and designated as Lot No. 5, on a plat of Sunny Acres, prepared by J. C. Hill, Surveyor, August, 1953, revised December, 1954, and recorded in Plat Book "BB" at Page 168 and 169 in the RMC Office for Greenville County, South Carolina, said lot fronting 74' on the South side of Parisview Drive, running back to a depth of 186.3' on the West side; to a depth of 150.4' on the East side, and being 100' across the rear.

This is the same property conveyed to the mortgagor herein by deed of Secretary of Housing and Urban Development of Washington, D. C., dated March 28, 1979, to be recorded simultaneously herewith.

At the option 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.

5437

SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
APR-6'79
P.B. 11218
$ 2.64

GCTO ----3 APR 6 79 1069

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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