

REC. 1493 REG 477

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

GREENVILLE CO. S. C.

JAN 17 4 30 PM '80

Mortgagee's Address:
P. O. Box 485
Travelers Rest, S. C. 29690

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. ANKERSLEY
R.M.C.

MORTGAGE

57119
John E. Lathan
5755-1-341

TO ALL WHOM THESE PRESENTS MAY CONCERN: JOHN E. LATHAN and

PATRICIA MARIE LATHAN (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the 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 Sixteen Thousand and no/100

----- DOLLARS (\$ 16,000.00),
with interest thereon from date at the rate of 13 per centum per annum, said principal and interest to be repaid: in 120 equal monthly installments of Two Hundred Thirty-Eight and 99/100 (\$238.99) Dollars, commencing one (1) month from date with a like payment on the same date of each month thereafter until paid in full.

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 party for any reason whatsoever.

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, on the eastern side of Bates Road near the Town of Marietta, being shown and designated as Lot No. 1 on plat of John C. Jarrard, prepared by Terry T. Dill, dated March 9, 1961, revised November 8, 1961, recorded in Plat Book ZZ at Page 104 and being described more particularly, according to said plat, to-wit:

BEGINNING at a point on the eastern side of Bates Road at the joint corner of the within described property and property now or formerly of John Lathan, which point is approximately 1,850 feet north of the intersection of Bates Road and Pickens Road and running thence N. 55-00 E. 152.5 feet to an iron pin; thence S. 39-00 E. 135 feet to an iron pin at the joint rear corner of Lots 1 and 2; thence along the common line of said lots S. 63-17 W. 205.8 feet to an iron pin at the joint front corner of said lots on the eastern side of Bates Road; thence along said road N. 13-15 W. 110 feet to an iron pin, the point of beginning.

DERIVATION: Deed of Leonard Frazier recorded January 17, 1979 in Deed Book 1119 at Page 204.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP
\$ 3.00

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.

0477

4328 RV-2