

P.O. Box 603, Aineh SC
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
CO. S.C.
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
H.C.
200: 1494 143211

WHEREAS, H. W. BAGWELL, JR.

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANKERS TRUST OF SOUTH CAROLINA

(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 SEVEN HUNDRED FORTY EIGHT AND 16/100----- Dollars (\$ 16,748.16) due and payable

According to the terms and conditions of a Note of same date, in 96 monthly payments of \$174.46, the first payment being due on March 1, 1980.

with interest thereon from Date at the rate of 14% per centum per annum, to be paid: According to the terms and conditions of a Note of same date.

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:

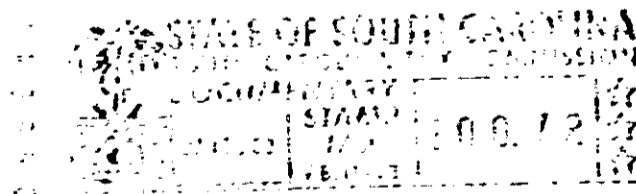
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 the City of Greenville, being known and designated as Lot No. 132, as shown on plat of University Heights, recorded in Plat Book BB at page 21, and described as follows:

Beginning at an iron pin in the eastern side of Twinbrook Drive (formerly Drayton Drive) at the joint front corner of Lots Nos. 131 and 132; and running thence with the joint line of said lots N. 59-34 E. 203.9 feet to an iron pin; thence S. 29-16 E. 100 feet to an iron pin at rear corner of Lot No. 133; thence with the line of said lot S. 59-34 W. 201.5 feet to an iron pin in the eastern side of Twinbrook Drive; thence with said Drive N. 30-20 W. 100 feet to the beginning corner.

This is the same property conveyed to mortgagor by H. W. Bagwell, Sr. by deed dated April 26, 1979 and recorded November 28, 1979 in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1116 at Page 496. A corrected deed to correct a defective description in the above referenced deed was also recorded in the R.M.C. Office for Greenville County, South Carolina on January 28, 1980, in Deed Book 1119 at Page 631.

This conveyance is made subject to building restrictions contained in deed vol.466 at page 75 and to recorded easements or those shown on the recorded plat.



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.

1064

4328 RV-2