

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE
FEB 1 3 05 PM '80
S.H.C. HANNAH
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MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Ronald G. Laws and Linda Laws

(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

Eight Thousand and no/100 Dollars (\$ 8,000.00) due and payable beginning February 15, 1980 and continuing thereafter on the 15th of each successive month;

with interest thereon from February 1, 1980 the rate of 13½ per centum per annum, to be paid in 120 monthly installments of One Hundred Twenty One and 81/100 (\$121.81) Dollars until paid in full.

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

All of those certain pieces parcels or lots of land situate, lying and being in Greenville County, South Carolina in Cleveland Township, being contiguous and adjacent, on Cleveland Avenue Extension in Marietta, South Carolina, parcel (A) having been conveyed to the mortgagors herein by deed of R.D. Redding, dated December 3, 1976 and being recorded in RMC Office for Greenville County in Book 1049 at page 743, and having according to plat by T.T. Dill recorded in platbook RRR at page 129 the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Cleveland Avenue Extension right of way and running thence N. 67-40 W. 287.9 feet to an iron pin on the right of way of G & N Railroad; thence N. 26-39 E. 108 feet to an iron pin; thence S. 79-00 E. 257.2 feet to an iron pin off set from bolt in center of road thence with the center of Cleveland Avenue Extension, S. 12-00 W. 160.5 feet to cap in center of road, thence 25 feet to an iron pin the point of beginning.

Parcel (B) being the same property conveyed to the mortgagors herein by deed of Alvin C. Redding dated December 3, 1976, recorded RMC Office of Greenville County in book 1049 at page 744 and having, according to plat of property of Kathleen and Edward W. Bryant, recorded platbook 5Z at page 97, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Cleveland Avenue Extension at joint corner of this parcel and property now or formerly of C.D. Redding and running thence N. 03-02 E. 156.5 feet to an iron pin on line of parcel (a) herein and running thence with the mutual line of parcels (A) and (B) S. 67-40 E. 74 feet to an nail and cap in Cleveland Avenue Extension; thence with said road S. 30-38 W. 149 feet to the point of beginning.

This conveyance is subject to any easements, restrictions or rights of way either of record or on the ground.

The mortgagors' address is Cleveland Avenue Extension, Marietta, South Carolina 29661.

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.

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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STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP