

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
SEP 2 2 06 PM '80
DONNIE S. TANKERSLEY
R.M.C.

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

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WHEREAS, O. Keith Pickelsimer and Charles R. Pickelsimer

(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

Seven Thousand and NO/100----- Dollars (\$ 7,000.00) due and payable

according to the terms of the note executed herewith.

with interest thereon from date at the rate of 12.5 per centum per annum, to be paid: according to the terms of the note executed herewith.

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, the Mortgagee's heirs, 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

ALL that certain piece, parcel or lot land situate, lying and being in the County of Greenville, State of South Carolina near the City of Greenville, containing 0.34 acre, and being Lots 9, 10, and 11 as shown on plat recorded in Plat Book O, at Page 7 in the R.M.C. Office for Greenville County.

This is the same property as that conveyed to the Mortgagees herein by Deed of Duke Power Company recorded on even date herewith.

ALSO:

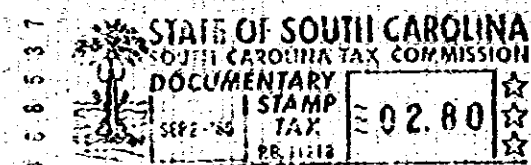
ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, located on the Eastern side of Beacon Street and being known and designated as Lot No. 22, as shown on plat recorded in the R.M.C. Office for Greenville County in Plat Book Q at Page 26.

This is the same property as that conveyed to the Mortgagor O. Keith Pickelsimer by Deed of Bobby L. Carroll, recorded in the R.M.C. Office for Greenville County in Deed Book 951 at Page 595 on August 14, 1972.

The mortgage on this parcel of property is a second mortgage and is subject to the first mortgage of Collateral Investment Company recorded in Mortgage Book 1244 at Page 565, on August 14, 1972.

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.

The mailing address of the Mortgagee is: P.O. Box 485
Travelers Rest, S.C. 29690



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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