

OCT 13 10 33 AM 1980
DONNIE S. TANKERSLEY
R.M.C.

1518-137

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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

WHEREAS, HERMAN E. CANTRELL

(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 Twelve Thousand and No/100----- Dollars (\$12,000.00) due and payable

in monthly installments of One Hundred Forty Four and 02/100(\$144.02) Dollars commencing October 15, 1980 and One Hundred Forty Four and 02/100 (\$144.02) Dollars on the fifteenth (15th) day of each and every month thereafter until paid in full.

with interest thereon from date hereof at the rate of twelve(12%) per centum per annum, to be paid.

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, Bates Township, northwest side of Duncan Road, as appears in plat entitled "Survey for Herman E. Cantrell" prepared by Jeffery M. Plumblee, R.L.S. #7881 dated May 21, 1980, said plat recorded in the R.M.C. Office for Greenville County in Plat Book 8-A at Page 13 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a nail and cap in Duncan Road approximately 558 feet, more or less, from the intersection of Wendfield Drive and Duncan Road; running thence S. 78-28 W., 27.7 feet to an iron pin; thence S. 78-28W., 109.3 feet to an iron pin; thence running along the property line of Lot 155, Section Two, Sunny Slopes subdivision, N. 28-32 W., 80.0 feet to an iron pin; thence along the property line of Lots Nos. 154 and 153 of Section Two, Sunny Slopes subdivision, N. 28-32 W., 40.1 feet, N. 8-00 W., 115.2 feet to an iron pin, N. 7-46 W., 40.1 feet to an iron pin on the property line of The Greenville County Sewer Authority; thence N. 77-02 E., 109.9 feet to an iron pin; thence N. 77-02 E., 18.0 feet to a nail and cap in Duncan Road; thence following a line in Duncan Road S. 18-45 E., 275.1 feet to the point of beginning, containing approximately .90 acre, more or less.

Derivation: Elsie McKinney, et al, Deed Book 1127, page 38, recorded June 5, 1980.

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.

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STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
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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 such 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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