

MORTGAGE OF REAL ESTATE -

BOOK 1524 PAGE 685

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, LEONARD R. BANNISTER, JR. and TERESA H. BANNISTER

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANK OF GREER

(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

-----THIRTEEN THOUSAND AND NO/100-----Dollars (\$ 13,000.00---) due and payable

in 180 monthly installments for principal and interest of \$164.49 each beginning December 17, 1980, which if not paid sooner, the final payment shall be due November 17, 1995.

with interest thereon from date at the rate of 13% per centum per annum, to be paid: as stated above.

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 Chick Springs Township, located just north from Pleasant Grove Baptist Church and on the west side of State Highway No. 14, about one-half mile south from the corporate limits of Greer, having the following courses and distances according to a survey thereof made by H.S. Brockman, Surveyor, on October 12, 1954, to-wit:

BEGINNING at an iron pin on the western margin of State Highway No. 14, corner with property reserved by the grantor herein and runs thence with the line of Dillard's property, S. 80-23 W. 123.5 feet to an iron pin; thence S. 8-35 E. 132.2 feet to an iron pin; thence N. 80-08 E. 117.3 feet to an iron pin on the western margin of said state highway; thence with the margin of said highway, N. 5-53 W. 132 feet to the beginning corner, bounded on the north and west by William M. Dillard, Jr., on the east by said highway and on the south by lot formerly owned by Moss Black and Zobia Black.

DERIVATION: This is the same property conveyed to C.E. Slatton and James B. Suddeth by Annie Belle D. Smith by Deed recorded in Vol. 623, page 36, R.M.C. Office for Greenville County. Being the property inherited from C.E. Slatton under terms of his Will, see Greenville County Probate File 17, Apartment 1413.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF GREENVILLE COUNTY, SOUTH CAROLINA, THIS 17th DAY OF NOVEMBER, 1980, AT 2:34 PM.

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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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