

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
NOV 11 12 38 PM '80
S. C.
DEEDS
CLERK

MORTGAGE OF REAL ESTATE

1927 21231

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, Cadimus S. Sanders and Margaret Sanders

hereinafter referred to as Mortgagee) is well and truly indebted unto Bankers Trust of South Carolina

hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith the terms of which are incorporated herein by reference, in the sum of

Five Thousand Five Hundred Twenty-Five & 87/100 Dollars \$ 5,525.87 due and payable

with interest thereon from January 15, 1981 at the rate of 18% per centum per annum, to be paid in 60 monthly

Installments

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs or for any other purposes

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee 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 Mortgagee 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

All that certain piece, parcel or lot of land in the County of Greenville, State of South Carolina, in the City of Greenville on the southeastern side of Lockwood Avenue, being known and designated as Lot 79 on a Plat of Sec. A. Elletson Acres, made by Woodward Engr. Co., Sept. 1959, recorded in the R/C Office for Greenville County, South Carolina in Plat Book EE, at Page 161, and having according to said plat the following metes and bounds, to wit:

BEGINNING at a point on the southeastern side of Lockwood Avenue at the joint front corner of Lots 79 and 80 and running thence along the common line of said Lots, S. 36-37 E. 167.7 feet to a point; thence along the line of Vaughn Estate, S. 53-00 W. 100 feet to a point; thence along the common line of Lots 78 and 79, N. 36-37 W. 168.3 feet to a point on the southeastern side of Lockwood Avenue; thence along the said Lockwood Avenue, N. 56-23 E. 100 feet to the point of beginning.

BEING the same property conveyed to Cadimus S. Sanders and Margaret Sanders, by deed dated December 22, 1976, and recorded in the R/C Office for Greenville County in Deed Book 1048, at Page 510, Charles R. Barber, et al.

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 Mortgagee covenants that it is lawfully seized of the premises hereinafore 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee, forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof