

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
CO. S. C.
JUL 23 11 59 AM '81
DONNIE S. JANKERSLEY
A.C.

MORTGAGE OF REAL ESTATE

IN WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Thomas L. Rochester

(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 Five Thousand and no/100-----
Dollars (\$5,000.00) due and payable

August 1, 1986

with interest thereon from July 22, 1981 at the rate of 17.00% per centum per annum, to be paid: monthly

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, according to a plat of survey made by Terry T. Dill, dated August 29, 1980, and February 19, 1968 and having the following metes and bounds:

BEGINNING at an iron pin on Ledbetter Road corner of home place of Sally W. Rochester; thence S. 78-16 W. 50 feet to an iron pin on right-of-way of Ledbetter Road and joint corner of Jack Taylor's land; thence N. 11-11 W. 265.5 feet to an iron pin; thence S. 76-07 W. 350 feet to an iron pin; thence N. 18-14 W. 376 feet to an iron pin; thence N. 76-47 E. 446 feet to an iron pin; thence S. 11-11 E. 637.3 feet to the point of beginning.

THIS conveyance is made subject to any and all easements, restrictions, set-back lines or rights of way which may appear of record or by inspection of the property.

TOGETHER with a right of way for ingress and egress along a road fifty (50') feet in width at the southeastern corner of the said property as shown on a plat recorded in the RMC Office for Greenville County at Plat Book 8-0, page 46 and beginning at an iron pin on Ledbetter Road and running northwesterly from Ledbetter Road 203 feet.

THIS being the same property conveyed to the mortgagor herein by deed dated JUNE 18 1981 and recorded in the RMC Office for Greenville County at Deed Book 1150, page 2/3, by deed of Mary Lou C. Rochester and Thomas Rochester.

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.

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
JUL 23 1981
\$ 02.00
PB 11218

400 8 27351801

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.

4328 RV-2