

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
SLEY

WHEREAS, MICHAEL PETER LAICO and DEBORAH B. LAICO

(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

FORTY-FIVE THOUSAND Dollars (\$ 45,000.00) due and payable
on November 5, 1982

with interest thereon from date of disbursement at the rate of 18% per centum per annum, to be paid: as set forth in Note

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

ALL that piece, parcel, or lot of land, situate, lying and being in Greenville County, South Carolina, being shown and designated as Lot 13 on a Plat of MOUNTAIN VIEW ACRES, recorded in the RMC Office for Greenville County in Plat Book TT, at Page 3, and having the following metes and bounds:

BEGINNING at an iron pin on the northerly side of Morningdale Drive, at the joint front corner of Lots 12 and 13, and running thence with the common line of said Lots, N 30-10 E, 321.5 feet to an iron pin; thence N 85-50 W, 130 feet to an iron pin; thence S 30-10 W, 323.1 feet to an iron pin on the northerly side of Morningdale Drive; thence with said Drive, S 85-53 E, 130 feet to the point of beginning, containing .94 acre, more or less.

This is the same property conveyed to the Mortgagors herein by deed of Samuel Riley Reynolds and Dorothy M. Reynolds, recorded April 19, 1982, in Deed Book 1165, at Page 503.

ASSUMPTION NOTICE. The debt secured hereby is subject to call in full or the terms thereof being modified in the event the real estate securing the debt is sold, conveyed or otherwise transferred.

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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 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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