

MORTGAGE OF REAL ESTATE

1577-521

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WASLEY

WHEREAS, I, Robert J. Bailey, P.O. Box 315, Travelers Rest, South Carolina 29690

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Travelers Rest, P.O. Box 485, Travelers Rest, South Carolina 29690

(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 Thirty-five Thousand and No/100----- Dollars (\$ 35,000.00 ) due and payable in full on February 7, 1983 in the amount of \$35,000.00 plus accrued interest

with interest thereon from date of Note at the rate of 16.75 per centum per annum, to be paid: as per 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 Greenville

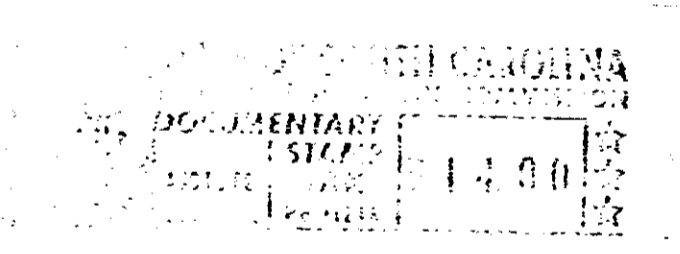
ALL that piece, parcel or lot of land, with all improvements thereon, situate, lying, and being in the State of South Carolina, County of Greenville, in Bates Township, adjoining land of C.D. Hart, et. al., and having the following metes and bounds, to-wit:

BEGINNING at an iron pin and running thence N. 73-18 E. 12.30 chains to an iron pin; thence S. 25 1/2 E. 4.91 chains to stone; thence S 73 W. 13.50 chains to stake on Road; thence with road N. 11 W. 4.95 chains to an iron pin, point of beginning, containing 6.37 acres.

This is the same property that was conveyed to Mortgagor by deed of Judith A. Reuther dated August 10, 1982, and recorded in the R.H.C. Office for Greenville County in Deed Book 1121 at Page 815.

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.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements, and rights-of-way appearing on the property and/or of record.



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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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