

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

FILED MORTGAGE OF REAL ESTATE
GREENVILLE S.C.
TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1602 PAGE 744

APR 20 11 16 AM '83

DONNIE S. LAMBERSLEY
R.M.C.

WHEREAS, Walter Wayne Banks and Teresa Lynn Banks

(hereinafter referred to as Mortgagor) is well and truly indebted unto The 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, to the sum of Six Thousand Three Hundred Eleven and 55/100 Dollars (\$ 6311.55) due and payable

April 14, 1988

with interest thereon from 4-19-83 at the rate of 15% 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:

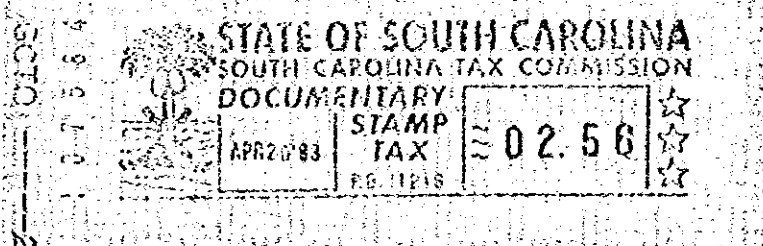
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, being known and designated as Lots 64 and 65 as shown on plat of survey of S. C. Beattie Estate by J. C. Hill, August 10, 1966, and said plat being recorded in the RMC Office for Greenville County in Deed Book 963, Page 180, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on Long Shoals Road at joint front corner of Lots 66 and 65 and running thence along said joint line N 25-30 W 191.6 feet to an iron pin; thence N 49 E 95 feet to an iron pin; thence N 64-30 E 115 feet to an iron pin at the joint rear corner of Lots 64 and 63; thence along said joint line S 22-40 E 198.6 feet to an iron pin on Long Shoals Road; thence along Long Shoals Road S 65 W 100 feet; thence continuing withsaid road S 54-20 W 100 feet to the beginning corner.

THIS conveyance is made subject to all recorded and existing easements, rights-of-ways, and restrictions pertaining thereto and as recorded in the RMC Office for Greenville County and as shown on said plat.

THIS is the same property conveyed to the mortgagors herein by deed of James H. Dyer, et al. recorded in the RMC office for Greenville County in Deed Book 1186, Page 698 on April 20, 1983.



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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.