

GREENVILLE, S. C.
Riley, Riley, Laws & Stewart
MORTGAGE OF REAL ESTATE Prepared by ARLENE B. RILEY, Attorneys at Law, Greenville, S. C.

1581A01

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, JOE DAVID LAWS,

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANK OF TRAVELERS REST, Post Office
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 Nine Thousand and No/100-----
Dollars (\$ 9,000.00--) due and payable

in Sixty (60) equal monthly installments of Two Hundred Eight and 24/100 Dollars (\$208.24) each beginning on the 1st day of October, 1983, and continuing thereafter on the first day of each month until paid in full,

with interest thereon from _____ date at the rate of 13.75-----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 _____

All that piece, parcel or tract of land situate, lying and being in the county of Greenville, state of South Carolina, being known and designated as Tract No. 3, containing five (5) acres, more or less, according to a plat of the property of S. C. Beattie Estate made by C.P. Webb, June 6, 1960, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on Long Shoals Road at the joint front corner of Tracts Nos. 2 and 3 and running thence along said tracts S. 5-50 E. 419.5 feet to an iron pin; running thence S. 84-15 W. 520 feet to the joint rear corner of Tracts Nos. 3 and 4; running thence along the joint line of said tracts N. 5-50 W. 419.5 feet to an iron pin on Long Shoals Road; running thence along Long Shoals Road N. 84-15 E. 520 feet to the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of Carson Laws and Allie Laws to be recorded herewith.

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
RECORDING TAX COMMISSION
STAMP
TAX \$ 03.60

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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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