

30. 1627-634

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

REF. FILED
23 11 15 AM
1984

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

WHEREAS, JOHN O. VERNON, INDIVIDUALLY AND D/B/A THE VERNON COMPANY
(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, in the sum of Thirty-Six Thousand and No/100 Dollars (\$ 36,000.00) due and payable on or before March 22, 1984,

with interest thereon from date hereof at the rate of --12.00--per centum per annum, to be paid: on or before/ March 22, 1984.

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, in the Town of Travelers Rest, on the northerly side of McElhanev Road, being known on the Greenville County tax maps, Sheet 493, Block 3, as Lots 7 and 8, and having the following metes and bounds, to-wit:

BEGINNING at a point on McElhanev Road and running thence N. 38-00 W. 505.4 feet to an iron pin; thence turning and running S. 30-00 W. 98 feet to an iron pin; thence continuing S. 28-00 W. 88.83 feet to an iron pin; thence turning and running S. 38-00 E. 433 feet to an iron pin on McElhanev Road; thence turning and running with McElhanev Road, N. 51-45 E. 170 feet to the point of beginning.

Derivation: Gladys C. Vernon, et al, Deed Book 1192, at Page 309, recorded Sept 29, 1983.

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
COUNTY OF GREENVILLE
MORTGAGEE'S RECEIPT
THIS MORTGAGE WAS RECEIVED BY THE BANK OF TRAVELERS REST
ON THIS 23rd DAY OF 11 15 AM 1984

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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.

11 15 AM 1984

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