

Deed Book 101, 29680

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.
DEC 30 1983

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

WHEREAS, Goldie Grier Reeves
DUNN, JAMES W. WENSLEY

(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 Twenty-Five Thousand

Dollars (\$ 25,000.00) due and payable

with interest thereon from December 30, 1983 the rate of Thirteen per cent per annum, to be paid:
per terms of the 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:

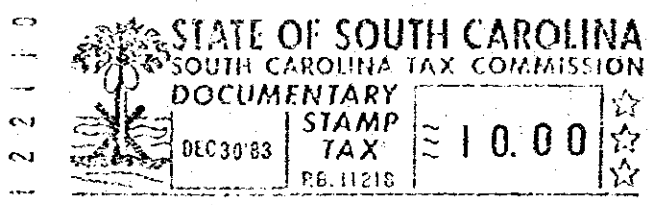
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville

ALL that piece, parcel or lot of land situate, lying and being on the eastern side of Long Point Way, In Austin Township, Greenville County, South Carolina, being shown and designated as Lot No 59 on Plat of Holly Tree Plantation, made by Enwright Associates, Inc., Engineers, dated May 28, 1973, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-X pages 32 through 37 inclusive, references to which is hereby craved for the metes and bounds thereof.

The above described property is hereby conveyed subject to building set back lines, and easements shown on the above mentioned recorded plat of Holly Tree Plantation, to the 25 foot sewer line easement affecting Lot No 59 and to the Declaration of Covenants and Restrictions applicable to Holly Tree Plantation, recorded in the RMC Office for Greenville County, South Carolina in Deed Book 977, at page 583.

This being the same property conveyed to mortgagor by deed of Rogers C. Reeves as recorded in the RMC Office an mortgage book 1197 at page 488 dated September 30, 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 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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