

MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Elizabeth Matthews

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Travelers Rest
PO Box 48
Travelers Rest, SC 29169

(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 Ten thousand and no/100

as per the terms of the note dated January 16, 1984. Dollars \$10,000.00 due and payable

with interest thereon from date at the rate of 13.25% 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

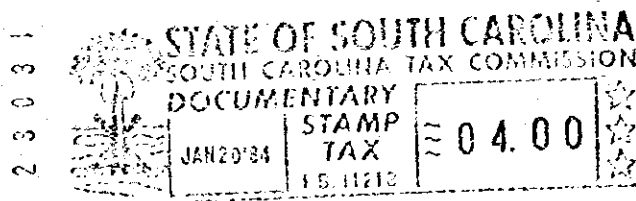
All that certain piece, parcel or lot of land, situate, lying and being in Greenville County, State of South Carolina, on the south side of Berea Lane, the same being known as Lot No. 19 of the subdivision known as the J. E. Williams Property, as shown on plat recorded in the R.M.C. Office for Greenville County in Plat Book HH at Page 141, and according to a recent survey by T. C. Adams, Engineer having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots Nos. 19 and 20, which iron pin is 257.2 feet east of the White Horse Road and running thence with the south side of Berea Lane, S. 84-31 E. 100 feet to an iron pin at the joint front corner of Lots Nos. 18 and 19; thence with the line of Lot No. 18, S. 5-29 W. 170 feet to an iron pin at the joint rear corner of Lots Nos. 19 and 20; thence with the line of Lot No. 20, N. 5-29 E. 170 feet to an iron pin on the south side of Berea Lane, the beginning corner.

This being the same property conveyed to the Mortgagor herein by deed of J. W. Matthews, Sarah Hawkins, Eva M. Hodgens and Eunice Looper in Deed Book 1009, Page 248 as recorded in the R.M.C. office for Greenville County and by will of Van Allen James as shown in the Probate Court for Greenville County in Apartment 1454, File 26.

"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."

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Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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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