

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE, S.C.  
JUN 1 1984  
R.H.C.

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

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WHEREAS, BRADY E. WARD, JR. AND JO ANN M. WARD

(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-Four Thousand and No/100-----

-----Dollars (\$ 24,000.00 ) due and payable  
In monthly installments of Three Hundred Eighty and 19/100 Dollars (\$380.19) commencing February 25, 1984 and Three Hundred Eighty and 19/100 Dollars (\$380.19) on the 25th day of each and every month thereafter until paid in full.

with interest thereon from date hereof at the rate of --14.51-- 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 Lot No. 11, according to a revised map of Paris View, prepared by Dalton and Neves, Engineers, October 1957, and recorded in the RMC Office for Greenville County in Plat Book QQ, at Page 26 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Paris View Drive, at the joint front corner of Lots Nos. 11 and 12 and running thence along the joint line of said lots, S. 70-54 E. 175 feet to an iron pin, the joint rear corner of Lots Nos. 11 and 2; thence along the rear line of Lot No. 11, S. 19-06 W. 82 feet to an iron pin, joint rear corner of Lot Nos. 10 and 11; thence along the joint line of said lots, N. 70-54 W. 175 feet to an iron pin on the eastern side of Paris View Drive, joint front corner of Lots Nos. 10 and 11; thence with the eastern side of said Paris View Drive, N. 19-06 E. 82 feet to the point of beginning.

Derivation: D. U. Mauldin, Deed Book 698, Page 166, recorded May 14, 1962.

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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STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
JUN 08 1984  
TAX  
FEE  
\$ 09.60

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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