

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
FILED
TO GREENVILLE CO. S.C.
THESE PRESENTS MAY CONCERN:

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MAR 6 10 52 AM '84
DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, Yanca Marie Rizzitano

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Travelers Rest,
P.O. Box 485, Travelers Rest, S.C. 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 Sixty-seven Thousand Five Hundred

Dollars (\$ 67,500.00) due and payable

with interest thereon from even date at the rate of per note per centum per annum, to be paid: as per 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, City of Greenville, containing 0.91 acres, being known as a portion of Tract 3, Property of Clifford Walker Estate, a plat of which is recorded in the RMC Office for Greenville County, State of South Carolina, in Plat Book BBB, Page 172, and having according to a plat recorded in said RMC Office in Plat Book 5-F, Page 30, captioned "Property of Richard S. Copeland", the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Sumlar Drive and running thence with the western side of Sumlar Drive S 0-33 W 230 feet to an iron pin at the northwestern intersection of said street and another street, also called Sumlar Drive; thence with the northern side of the second street also called Sumlar Drive, S 77-48 W 164.4 feet to an iron pin; thence N 0-22 E 266.5 feet to an iron pin; thence due east 160 feet to the point of beginning.

DERIVATION: This being the same property conveyed to Mortgagor herein by deed of Richard S. Copeland as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1207, Page 541, on March 5, 1984.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
MAR-5-84 TAX \$ 27.00
P.B. 1218

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 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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GREENVILLE OFFICE SUPPLY CO. INC.

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