

MORTGAGE OF REAL ESTATE

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Loretta D. Padgett

(hereinafter referred to as Mortgagor) is well and truly indebted unto 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 Four Thousand, Four Hundred and Sixty-five and 32/100----- Dollars (\$ 4,465.32) due and payable

according to the terms of the note of even date herewith for which this mortgage stand as security.

with interest thereon from date at the rate of 18% per centum per annum, to be paid: monthly by amortization

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, on the northern side of Long Shoals Road, being shown and designates as Lot No. 69 on plat of property of F. C. Beattie Estate, dated August, 1966, recorded in the RMC Office for Greenville County in Deed Book 932 at Page 338, and being described, according to said plat, more particularly, to-wit:

BEGINNING at an iron pin on the northern side of Long Shoals Road at the joint front corner of Lots Nos. 68 and 69, and running thence S. 52-05 W. 50 feet to an iron pin; thence S. 68-40 W. 50 feet to an iron pin at the joint front corner of Lots 69 and 70; thence along the common line of said lots, N. 21-25 W. 200 feet to an iron pin at the joint rear corner of said lots; thence N. 49-00 E. 95 feet to an iron pin at the joint rear corner of Lots 68 and 69; thence along the common line of said lots, S. 24-00 E. 215.6 feet to an iron pin, the point of beginning.

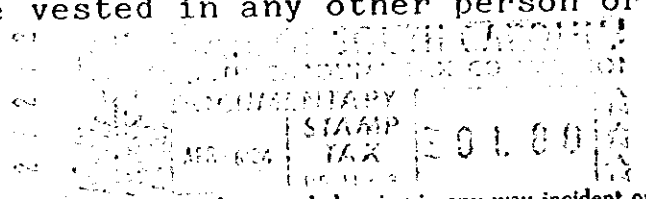
ALSO: All that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the northern side of Long Shoals Road, and being shown and designated as Lot No. 70 on the above-referred to plat, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Long Shoals Road at the joint front corner of Lots 69 and 70 and running thence along said Road, N. 88-10 W. 64.1 feet to an iron pin; thence N. 71-15 W. 100 feet to an iron pin; thence N. 60-00 W. 61 feet to an iron pin; thence N. 49-00 E. 181.8 feet to an iron pin at the joint rear corner of Lots 69 and 70; thence S. 21-25 E. 200 feet to an iron pin, the point of beginning.

THIS is the same property conveyed to the mortgagor herein by deed of Gary Dean Roberts and Cathy V. Roberts, dated October 5, 1981, and recorded October 6, 1981, in Greenville County Deed Book 1156 at Page 343.

Mortgagee's Address: P. O. Box 485, Travelers Rest, S.C. 29690

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.



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.