

MORTGAGE OF REAL ESTATE

Vol. 1001 Page 895

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
MAY 10 11 39 AM '84
COUNTY REC'D

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

WHEREAS, Arnold L. Styles and Sheena Styles

(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 Twenty-Three Thousand Seven Hundred and No/100-----

-----Dollars (\$ 23,700.00) due and payable as provided for in Promissory Note executed of even date herewith, the terms of which are incorporated herein by reference thereto.

~~with interest~~

~~with interest~~

~~with interest~~

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, the Mortgagee's heirs, 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, in O'Neal Township, and shown as three (3.) acres, more or less, on survey and plat prepared by Lindsey and Assoc., dated February 15, 1980 entitled "Ernest Davis Estate", and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at the intersection of S. C. Highway No. 290 and Langley Road and running thence along the western edge of Langley Road, S.33-49 W. 314.2 feet to old axle; thence N.69-15 W. 362.7 feet to old axle; thence S.20-46 W. 137.9 feet to IPO; thence N.72-21 W. 140 feet to IPN; thence N.53-50 E. 465.9 feet to a IPN; thence continuing N.53-50 E. 166.6 feet to IPN on southern edge of S. C. Highway 290; thence along southern edge of said Highway, S.48-58 E. 191.8 feet to corner with Langley Road, the beginning corner.

THIS is the same property as that conveyed to the Mortgagors herein by deed of Cohren Davis recorded in the RMC Office for Greenville County in Deed Book 1186 at Page 678 on April 20, 1983.

AT the option of the Mortgagee, the indebtedness secured hereby shall become due and payable if the Mortgagors shall convey the mortgaged premises or if the title thereto shall become vested in any other person or party for any other reason whatsoever.

THE mailing address of the Mortgagee herein is P. O. Box 485, Travelers Rest, South Carolina 29690.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
MAY 13 1984
P.B. 11218
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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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