

COUNTY OF Greenville FILED GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE

MAY 14 3 29 PM '84 JOHN R. HARRISLEY

WHEREAS, Thomas J. Doeppers and Betty A. Doeppers (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

----- Eleven Thousand ----- Dollars (\$11,000.00) due and payable

Terms of the note which this mortgage secures are that this indebtedness is to be paid in Monthly installments in the amount of \$144.64, beginning June 10, 1984

with interest thereon from date at the rate of 13.75 per centum per annum, to be paid: May 10, 1999

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

Known and designated as Lot No 10 of Cannon Hills Subdivision, Plat 2, according to a plat prepared for said property by Wolfe and Huskey Inc., Engineers and Surveyors, dated September 23, 1975, and which said plat is recorded in the RMC Office for Greenville County South Carolina in Plat Book 5-D at Page 100, and according to said plat having the following courses and distances, to wit"

BEGINNING at a point in or near the center of Cannon Road, joint front corner of Lots 9 and 10, and running thence with the common line of said lots, S. 89-38 W. 300 feet to a point; thence N. 07-58 W. 151 feet to a point, joint rear corner of Lots 10 and 11; thence, running with the common line of Lots 10 and 11, N. 89-38 E. 329.65 feet to a point in or near the center of Cannon Road; thence running with said Road, S. 03-20 W. 150 feet to a point in or near the center of said Road, the point of beginning.

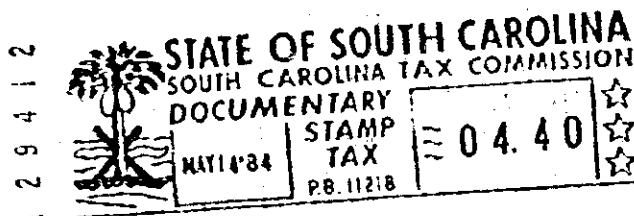
This is the same property conveyed to the Grantor herein by the Deed of Michael R. Monroe and Deborah S. Monroe, said Deed being recorded in the RMC Office for Greenville County in Deed Book 1212 at Page 429, recorded on May 11, 1984.

Additional Provision of the Mortgage

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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