

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE
JUL 16 4 50 PM '84
DONNIE S. DINGLEY
R.M.C.

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

WHEREAS, GRACE J. NORRIS

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANK OF TRAVELERS REST, P. O. Box 485, Travelers Rest, SC 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 -----

Ten Thousand and No/100----- Dollars (\$ 10,000.00) due and payable in 120 monthly installments of \$161.33 each, beginning on August 15, 1984,

with interest thereon from _____ date _____ at the rate of 15.00% : per centum per annum, to be paid: monthly and to be included in the monthly payments referred to above.

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, in Greenville Township, being known and designated as Lot No. 200 of Section 1 of the subdivision entitled Village Houses of F. W. Poe Mfg. Co., as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book Y at Pages 26-31, inclusive, and also known as No. 45 "C" Street, and having the following metes and bounds, to-wit:

BEGINNING at the joint front corner of Lots 191 and 200 on "C" Street, and running thence N. 41-06 W. 85 feet; thence N. 48-58 E. 70 feet to an iron pin on Sixth Street; thence with Sixth Street S. 41-06 E. 85 feet to an iron pin at the corner of Sixth Street and "C" Street; thence along "C" Street S. 48-58 W. 70 feet to an iron pin, the beginning corner.

This being the same property conveyed to V. M. Norris and Grace J. Norris by deed of Fred C. Bates recorded April 6, 1976, in the RMC Office for Greenville County in Deed Book 1034 at Page 259. The said V. M. Norris died testate on July 8, 1981, leaving his interest in said property to his wife, Grace J. Norris, as will appear by reference to the records of the Probate Court for Greenville County, Apartment 1665, File 15.

This is a second mortgage junior in lien to that certain mortgage in favor of Fred C. Bates and Carrie B. Bates recorded on April 6, 1976, in the RMC Office for Greenville County in Mortgage Book 1364 at Page 287, in the original amount of \$9,000.00.

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 reason whatsoever.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP TAX
JUL 16 1984
\$ 03.00
RD 11218

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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