

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

Mortgagee's Address:  
6 Woodland Way Circle  
Greenville, S. C.  
29601

FILED TO ALL WHOM THESE PRESENTS MAY CONCERN  
GREENVILLE CO. S.C.

Nov 26 4 39 PM '84

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WHEREAS, James P. Banta and Carol W. Bates

(hereinafter referred to as Mortgagor) is well and truly indebted unto Janie E. Furman

(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

----- Three Thousand and no/100 ----- Dollars (\$3,000.00 ) due and payable

\$100.00 on the first day of each and every month hereafter commencing  
September 1, 1984 payments to be applied first to interest, balance to  
principal  
with interest thereon from date at the rate of 12 per centum per annum, to be paid: monthly

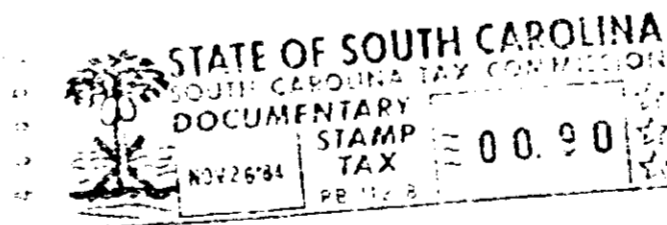
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, Greenville Township, at the northeastern corner of the intersection of Howe Street (formerly also known as Nona Street) and Wakefield Street (formerly also known as Grove Street), in the City of Greenville, and having the following metes and bounds, according to a plat made by R. E. Dalton, in November 1944:

BEGINNING at an iron pin at the intersection of Wakefield Street and Howe Street, and running thence with the northern side of Wakefield Street, N. 65-32 E., 56 feet to an iron pin; thence N. 20-33 W., 72 feet to an iron pin; thence S. 69-19 W., 60.8 feet to an iron pin on Howe Street; thence with the eastern side of Howe Street, S. 24-11 E., 75.7 feet to an iron pin, the point of beginning.

DERIVATION: Deed of Fidelity Company, Inc. recorded in the RMC Office for Greenville County on October 1, 1950 in Deed Book 422 at page 53.



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.