

GREENVILLE CO. S. C.
JUN 18 8 50 AM '75
DONNIE S. TANKERSLEY
R.H.C.

REG. 1341 PAGE 952

MORTGAGE

THIS MORTGAGE is made this 17th day of June, 1975,
between the Mortgagor, William R. Allen and Deborah H. Allen

(herein "Borrower"),
and the Mortgagee, Bankers Trust of South Carolina, a corporation
organized and existing under the laws of United States, whose address
is c/o Aiken-Speir, Inc., P. O. Box 391, Florence, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-five Thousand
One Hundred Fifty and no Dollars, which indebtedness is evidenced by Borrower's note of
even date herewith (herein "Note"), providing for monthly installments of principal and interest,
with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2005

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest
thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to
protect the security of this Mortgage, and the performance of the covenants and agreements of
Borrower herein contained, and (b) the repayment of any future advances, with interest thereon,
made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"),
Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns
the following described property located in the County of Greenville, State of
South Carolina:

ALL that piece, parcel or lot of land in Greenville County, State of
South Carolina being shown and designated as Lot 217 on plat of Del
Norte Estates, Section II made by Piedmont Engineers and Architects,
May 22, 1971 and recorded in the RMC Office for Greenville County
in Plat Book 4N at Pages 12 and 13. According to said plat, the pro-
perty is described as follows:

BEGINNING at an iron pin on Wolseley Road at the joint front corner of
Lots 216 and 217 and running thence along the joint line of said lots
S. 46-30 E. 130 feet to an iron pin in the line of Lot 220; thence with
the line of Lot 220 and 219 N. 43-30 E. 95.0 feet to an iron pin at
the joint rear corner of Lot 218; thence with the line of Lot 218 N. 46-
30 W. 130 feet to an iron pin on Wolseley Road; thence with said road
S. 43-30 W. 95.0 feet to an iron pin, the point of beginning.



To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with
all the improvements now or hereafter erected on the property, and all easements, rights, appur-
tenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water
stock, and all fixtures now or hereafter attached to the property, all of which, including replacements
and additions thereto, shall be deemed to be and remain a part of the property covered by this Mort-
gage; and all of the foregoing, together with said property (or the leasehold estate in the event this
Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the
right to mortgage, grant and convey the Property, that the Property is unencumbered, and that
Borrower will warrant and defend generally the title to the Property against all claims and demands,
subject to any easements and restrictions listed in a schedule of exceptions to coverage in any title
insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal of and interest on the indebtedness
evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future
Advances secured by this Mortgage.