

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Dennis A. Valentine

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bankers Trust of South Carolina, N. A.

(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 Five Thousand Seventy-three and NO/100-----

-----Dollars (\$ 5,073.00) due and payable

according to the terms and conditions set forth in that certain promissory note of even date executed herewith

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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, and according to a plat prepared of said property by Jones Engineering Service, August 14, 1973, having the following courses and distances, to-wit:

BEGINNING at an iron pin on the edge of a private road (Culdesac), joint property of Augusta Valentine and property heretofore conveyed to Amos Valentine and running thence with the line of the property heretofore conveyed to Amos Valentine, N. 68-18 E. 145.9 feet to an iron pin in the line of the Franklin Estate; thence running with the Franklin Estate property line, S. 2-30 W. 241.1 feet to an old iron pin; thence S. 72-40 W. 40 feet to an iron pin; thence N. 32-44 W. 177.6 feet to an iron pin on the edge of said private road; thence running with the edge of said private road as the line, the chord being N. 10-04 E. 50 feet to an iron pin, the point of beginning.

ALSO: A right-of-way for ingress and egress to the above described property across the remaining properties owned by Augusta Valentine from public highways adjoining lands owned by the said Augusta Valentine.



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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