

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

BOOK 1357 PAGE 473

JAN 6 2 57 PM '75 TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, Samuel Thomas Fryant and Mildred Ruby L. Bryant

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bankers Trust of S. C.

(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 Two Thousand Four Hundred Ninety and 84/100--(\$2,490.84)
Dollars (\$ 2,490.84) due and payable

Thirty-six (36) equal monthly installments of Sixty-nine and 19/100--(69.19) starting January 5, 1975 with a final payment of the same amount due December 5, 1978.

with interest thereon from date at the rate of 6 1/2 per centum per annum, to be paid: In advance

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, Gantt Township, being known and designated as lot 116 of Conestee, as shown on a plat thereof, made by R. E. Dalton, Engineer, dated December 1943, recorded in the office of the R. M. C. for Greenville County, S. C., in Plat Book K at Page 276, said lot having such metes and bounds and courses and distances as are shown on said plat, and being the same property conveyed to the grantors herein by Frank T. Tucker on the 7th day of March 1964, and recorded in Book of Deeds 744 at Page 212 in said R.M.C. Office, Frank T. Tucker having received the within property from W. M. Shelton and Henry P. Willimon on March 18, 1946: see Book 298, Page 71 in said R.M.C. Office. This deed is made subject to the easements, reservations and limitations that are set forth in the deed of W. M. Shelton and Henry P. Willimon to Blackinton Mills, Inc., recorded in the R.M.C. Office, Deed book 288 at Page 296.



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Together with all and singular rights, members, hereditaments, 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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