

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED S. D. MCKINNEY, JR.  
GREENVILLE, S.C. ATTORNEY-AT-LAW  
JAN 14 10 32 AM '76  
DOMINIC S. TANKERSLEY  
R.M.C.

BOOK 1357 PAGE 977

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

WHEREAS, we, J. Harold Greer and Cora W. Greer

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

(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 **thirty-six hundred and no/100**-----

-----Dollars (\$ 3,600.00 ) due and payable  
at the rate of sixty-four and 90/100 dollars (\$64.90) per month hereafter until paid in full, payments to be applied first to interest and the balance to principal; the first payment to be due February 14, 1976, and the remaining payments to be paid on the 14th day of each and every month thereafter until paid in full, with interest thereon from date at the rate of nine 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, and in Cleveland Township,, near River Falls, being known and designated as Lots Nos. 2 and 4 as shown on plat of J. W. Cantrell, as Trustee, made by C. C. Jones & Associates, June 1956, and recorded in the R. M. C. Office for Greenville County in Plat Book KK at page 41.

Said Lot No. 2 is described as follows: BEGINNING at an iron pin on the western side of Duokworth Road, the joint front corner of Lots No. 1 and 2, and running thence with the joint line of said lots, N. 82-27 W. 137.1 feet to point in center of branch, joint rear corner of Lot Nos. 1 and 2; thence with the center of said branch as the line 78.7 feet to the joint rear corner of Lots Nos. 2, 3, 4 and 5; thence along the line of Lot No. 3, N. 54-05 E. 91.8 feet to iron pin; thence continuing along the line of Lot No. 3, S. 86-00 E. 62 feet to iron pin on Duokworth Road; thence along the said Duokworth Road, S. 4-00 W. 138 feet to the point of beginning.

Said Lot No. 4 is described as follows: BEGINNING at an iron pin at joint front corner of Lots Nos. 4 and 5 on said plat, which pin is in the center of a road; and running thence along the joint line of Lots Nos. 4 and 5, S. 80-40 E. 209 feet to iron pin at joint rear corner of Lots Nos. 2, 3, 4 and 5; which iron pin is in center of branch; thence with the center of the branch as the line in a southerly direction 78.7 feet to iron pin joint rear corner of Lots Nos. 1 and 2; thence continuing with the center of the branch as the line and running along the rear line of Lot No. 1, 65 feet to iron pin; thence N. 76-00 W. 180 feet to iron pin in road; thence with the center of the road as the line, N. 0-25 W. 100 feet to the beginning corner.



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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