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MORTGAGE OF REAL ESTATE by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

BOOK 1370 PAGE 711

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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

WHEREAS,

C. K. RICE

(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 -----

-----EIGHT THOUSAND AND NO/100 -----Dollars (\$8,000.00)
due and payable in monthly installments of \$128.72 for 84 months, payments first to interest and then to principal. The Mortgagor is hereby granted the privilege to prepay any and all of this mortgage at any time, without penalty or fee,

with interest thereon from date at the rate of nine (9%) 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, being shown as 17.77 acres, more or less, and having, according to plat of property of C. K. Rice, prepared by J. C. Blakely, dated August 27, 1955, the following metes and bounds, to wit:

BEGINNING at a point in or near the center of County road, which point is located S. 14-00 W., 20.3 feet from iron pin near the Northeasterly edge of said Road and running thence with said County road N. 64-15 W., 219.3 feet to a point; thence continuing with said County road N. 35-30 W., 285 feet to a point; thence continuing with said County road N. 12-00 W., 50 feet to a point; thence with line of 2.23 acre tract belonging to mortgagor herein, N. 59-01 E., 98.6 feet to an iron pin; thence continuing with said tract N. 45-19 E., 250 feet to an iron pin; thence continuing with said tract N. 41-06 W. 507 feet to a point in branch; thence with said branch, the meanders of which are N. 7-15 E., 278.3 feet to a point; thence continuing with the meanders of said branch, N. 13-45 E., 315 feet to an iron pin; thence S. 61-00 E., 801 feet to an iron pin; thence along property now or formerly of Southern S. 14-00 W., 1246 feet to a point in said County road, passing over iron pin 20.3 feet back on line and to the beginning corner.

This being a portion of the property conveyed to the mortgagor herein by deed of P. W. Hunter.



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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