

Travelers Rest Plaza
Travelers Rest S.C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
JUN 22 11 04 AM '84
DONNIE W. BERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, OLIN DEAN WILLIS

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE BANK OF TRAVELERS REST of Greenville, 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 Thirteen Thousand

Dollars (\$ 13,000.00) due and payable

with interest thereon from July 15, 1984, at the rate of 15.00 per centum per annum, to be paid: In One Hundred and twenty (120) payments at Two Hundred and nine dollars and thirty cents (\$209.30) per monthly payment.

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, to wit:

All that piece, parcel of lot of land in Greenville Township, Greenville County, City of Greenville, State of South Carolina, and having according to a plat made by W.J. Riddle, surveyor, June 2, 1947, the following metes and bounds:

Beginning at an iron pin on the Northeast side of Augusta Road (which point is the joint corner of Lots 95 and 96 of Crescent Terrace as shown of R.E. Dalton's plat of July 1919, recorded in the R.M.C. Office for Greenville County in Plat Book "E" at page 137) and running thence with Augusta Road N. 46-21 W. 30 feet to an iron pin; thence N. 29-59 E. 38 feet to an iron pin, corner of brick wall; thence N. 38-19 E. 205.9 feet to an iron pin; thence S. 0-29 E. 58 feet to an iron pin; thence S. 39-0 W. 200.5 feet to an iron pin, the beginning corner.

Derivation: Deed Book 1013, Page 82--Robert B. Hallman, et al, grantors
January 3, 1975

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
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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 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.

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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. At the option of the mortgagor, the indebtedness secured hereby shall become due and payable if the mortgagor shall convey the mortgaged premises or if the title thereto shall become vested in any other person or party for any other reason whatsoever.

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