

FILED
GREENVILLE CO. S. C. BOOK 1279 PAGE 11
MORTGAGE OF REAL ESTATE—Prepared by HILEY AND RILEY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAY 29 12 54 PM '73

MORTGAGE OF REAL ESTATE

DONNIE S. TANKERSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.H.C.

REGULATED BY
COMPLIED WITH
WHEREAS,

DESIGN ENGINEERING ASSOCIATES, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto

SOUTHERN BANK AND TRUST COMPANY
FOUNTAIN INN, 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

NINE THOUSAND AND NO/100THS

Dollars (\$9,000.00) due and payable

in monthly installments of \$182.49 with payment first applied to interest and then to principal

with interest thereon from date at the rate of eight 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 located on the southeastern side of S. C. Highway 418 and having according to a plat entitled "Design Engineering Association, Inc.", prepared by Jones Engineering Service, dated May 5, 1972, the following metes and bounds, to-wit:

BEGINNING at a point in the center of S. C. Highway 418, which point is located N. 4-44 W. 40 feet from an iron pin on the southwestern side of said highway and running thence along property now or formerly of Fowler S. 4-40 E. 485.1 feet to an old stone; thence S. 86-05 E. 393.7 feet to an old iron pin at stone; thence S. 12-13 W. 195.4 feet to an iron pin; thence N. 86-26 W. 407.5 feet to an iron pin; thence N. 24-56 W. 608.2 feet to a point in center of S. C. Highway 418 passing over an iron pin 45 feet back on line; thence with the center line of S. C. Highway 418 S. 65-05 E. 300 feet to the beginning corner.

Being the same property conveyed to the mortgagor herein by deed recorded in the R. M. C. Office for Greenville County in Deed Volume 946 at page 551.

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 Mortgagee 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.