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GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

BONNIE S. TANKERSLEY  
R.M.C.

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

WHEREAS, --I L. Donkle, Jr.--

(hereinafter referred to as Mortgagor) is well and truly indebted unto --The South Carolina National Bank of Charleston, Greenville, S. C. Branch--

(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

--Twenty-Five Thousand and No/100-- Dollars (\$ 25,000.00 ) due and payable on or before February 15, 1986, repayable in monthly installments of Three Hundred Sixteen and 69/100 (\$316.69) Dollars, commencing on February 15, 1976 and an equivalent amount on the 15th day of each consecutive month thereafter until paid in full, reserving power in the maker hereof to anticipate and pay off any balance due hereunder without penalty at any time prior to maturity hereof with interest thereon from January 15, 1976 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, City of Greenville, on the northwest side of Sevier Street and being all of Lot No. 1 as shown on plat of property of Willie H. Martin and C. B. Martin, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "G", Page 246 and additional strip of land adjoining said Lot No. 1 on the northeast side and having according to said plat by Jones and Southerland, dated November 4, 1958, entitled Property of E. Floyd DuFree, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of Sevier Street, said pin being 235 feet, more or less, in a southwest direction from the westerly corner of the intersection of Sevier Street and Augusta Road and running thence along a line with other property of Finie C. Jones and William Adrel Jones, or formerly, N. 33-00 W. 71.8 feet to an iron pin; thence N. 54-28 W. 69.3 feet to an iron pin; thence S. 33-27 W. 102.2 feet to an iron pin at joint rear corner of Lots 1 and 2 as shown on plat of Martin property above-mentioned; thence along joint line of Lots 1 and 2, S. 57-45 E. 141.4 feet to iron pin on northwest side of Sevier Street; thence along Sevier Street, N. 32-40 E. 92 feet to point of beginning, and being the same property conveyed this day by deed of Shirley N. DuFree and Southern Bank & Trust Company as Co-Executors and Co-Trustees under the Will of E. Floyd DuFree, Dec'd.



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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