

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
MAR 30 9 48 AM '79

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

WHEREAS, DONNIE S. TANKERSLEY
Robert L. Green R.M.C.

Bankers Trust of South Carolina (Successor by merger to The Peoples National Bank of Greenville, S. C.) as Executor and Trustee under the Last Will and Testament of Paul S. Browning, deceased, and Ethel S. Browning, individually, (hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of One Hundred Fifty Thousand and no/100 (\$150,000.00)

~~Do not~~ due and payable in thirty-six (36) equal successive monthly installments of \$4,841.25, the first installment to be due April 10, 1979 and successive installments to be due on the 10th day of each month thereafter until March 10, 1982, at which time the entire unpaid balance shall be due and payable, payments to be applied first to interest & then to principal, with interest thereon from date at the rate of ten per centum per annum, ~~to be~~ computed and paid monthly.

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee 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 Mortgagee 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, at the northwest corner of Main and Coffee Streets, and having according to plat made by Will D. Neves, Engineer, dated February 17, 1914, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northwest corner of the intersection of Main and Coffee Streets, and running thence with the north side of said Coffee Street, N. 69-45 W. 120' to an iron pin on the eastern side of twelve-foot alley; thence along the eastern side of said alley, N. 20-15 E. 76' to an iron pin at the corner of property now or formerly of C. F. Dill; thence with the southern line of said C. F. Dill's lot, S. 69-45 E. 120' to an iron pin on the western side of Main Street; thence with the western side of Main Street, S. 20-15 W. 76' to the beginning.

This conveyance shall further include the undivided right, title and interest of Mortgagee in and to the twelve-foot alley running along the western side of the above-described property, and the right to use thereof.

This is the same property being conveyed from Bankers Trust of South Carolina (successor by merger to The Peoples National Bank of Greenville, S. C.) as Executor & Trustee under the Last Will and Testament of Paul S. Browning, deceased, & Ethel S. Browning, individually, to Robert L. Green, by deed recorded herewith.

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DOCUMENTARY STAMP TAX
MAR 30 79
\$ 80.00
PB. 11218

2.5001

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 Mortgagee 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 Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

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