

Mortgagee's Address: c/o Henderson Advertising, P. O. Box 2247, Greenville, SC 29602

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
CO. S. C.
FEB 3 3 40 AM '81

MORTGAGE OF REAL ESTATE

BOOK 1531 PAGE 565

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

DONNIE S. TANKERSLEY
ALICE R. BAKER,

(hereinafter referred to as Mortgagor) is well and truly indebted unto
WINIFRED H. ESTES,

(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 Seven thousand and No/100-----

Dollars \$27,000.00 ; due and payable
\$288.16 per month commencing on the 1st day of March, 1981, and continuing on like day thereafter for a total of 240 monthly installments, with the balance being due and payable on February 1, 2001,

with interest thereon from date at the rate of 12 1/2% 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:

/unit

"ALL that certain piece, parcel or ~~part~~ of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit 34 of The Highlands Horizontal Property Regime, as is more fully described in Master Deed dated August 25, 1972, and recorded in the RMC Office for Greenville County in Deed Volume 953, at Pages 113 through 182, and survey and plat plans recorded in Plat Book 45, at Pages 20, 21 and 22.

This being the same property conveyed to the Mortgagor herein by deed of the Mortgagee herein dated February 2, 1981, and to be recorded of even date herewith.

If all or any of the property or any interest therein is sold or transferred by the mortgagor without the mortgagee's prior written consent, mortgagee, at her option, may declare all sums secured by this mortgage to be immediately due and payable.

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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 of all 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 such 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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