

FILED
JUN 18 1981
Doris S. Tankersley
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
MORTGAGE OF REAL ESTATE
Doris S. Tankersley TO WHOM THESE PRESENTS MAY CONCERN

WHEREAS Charles A. Torfahane & Marilyn A. Tornabene
hereinafter referred to as Mortgagor, have well and truly inserted unto
Southern Discount Company
Mauldin Square Mauldin South Carolina 29662

herein after 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 Seven Thousand one hundred eighty two and 39/100 Dollars \$ 7,182.39

in Thirty Six (36) Monthly installments of Two Hundred Sixty Dollars and no/100 (\$260.00) with the first installment due July 16, 1981 and the final installment due June 16, 1984.

with interest thereon from date of the rate of 12.10 per centum per annum, to be paid:

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 said 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:

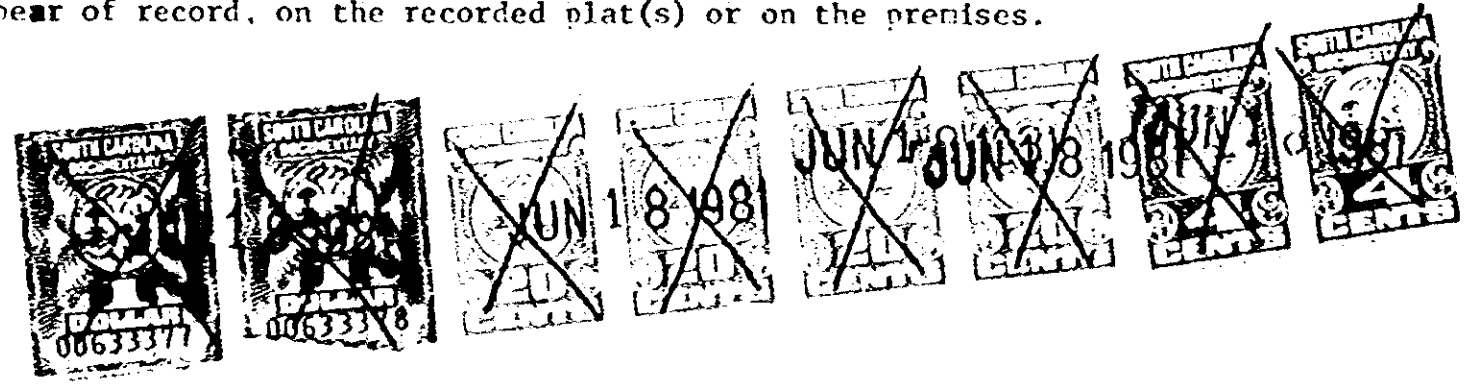
ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, South Carolina

All that piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, on the southern intersection of Sagarore Lane and Lancelot Drive, being known as major portion Lot No. 79, as shown on a Plat of Carelot, made by Piedmont Engineers and Architects, November 5, 1968, and recorded in the R.M.C. Office for Greenville County, in Plat Book "MMW" at Pages 46 and 47, and having, according to said plat, the following retes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Sagarore Lane at the joint front corner of Lots 73 and 79 and running thence along the line of said Sagarore Lane, N 73-49 E, 25.0 feet to an iron pin; thence continuing along said Lane, S 87-15 E, 100.0 feet to an iron pin; thence continuing with said Lane, S 78-04 E, 50.0 Feet to an iron pin at the intersection of Sagarore Lane and Lancelot Drive; thence running S 26-22 E, 31.0 feet to an iron pin on the western side of Lancelot Drive; thence with the line of said Lancelot Drive, S 25-20 W, 25.0 feet to an iron pin; thence continuing with the line of said Drive, S 11-08 W, 99.5 feet to an iron pin; thence continuing S 5-41 W, 55 feet to an iron pin; thence running S 80-39 W, 120.3 feet to an iron pin at the joint rear corner of Lots 73 and 79 thence with the common line of said lots N 9-37 W, 193.95 feet to the point of beginning. -125-542.3-1-79

This is the same property conveyed to the Grantors herein by deed of Jack E. Shaw Builders, Inc. dated April 12, 1973 and recorded in the R.M.C. Office for Greenville County in Deed book 972 at Page 593 on April 13, 1973.

This conveyance is made subject to any and all existing reservations, easements, right-of-way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.



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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