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DONNIE S. TANKERSLEY
R.M.C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Dera R. Conway,

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Piedmont Bank and Trust Company

(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 Ten Thousand Eight Hundred ---------- Dollars ($10,800.00) due and payable according to the terms of a note of even date herewith.

~~with interest thereon from~~ ~~XXXXXXXX~~ ~~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 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, Austin Township, more fully described as follows:

BEGINNING at an iron pin on the northeast side of Maple Street at the joint corner of the premises of the grantor and the northwest corner of Lot 8 of the sub-division known as Scarsdale Manor, and running thence with the line of the Scarsdale Manor sub-division N. 54-31 E. 554.5 feet to an iron pin at the northeast corner of lot No. 14 of Scarsdale Manor; running thence with the line of said lot 14 S. 38-08 E. 155.1 feet to the southeast corner of lot 14 on the edge of Scarsdale Street; running thence with the edge of Scarsdale Street N. 54-31 E. 75 feet to a point in the center line of the right-of-way of the Seaboard Coast Line Railway; running thence with the center line of the Seaboard Coast Line Railway in a northwesterly direction 600 feet, more or less, to a point in the center line of said Railway; thence S. 59-03 W. 25 feet to a point on the edge of the right-of-way of the Seaboard Coast Line Railway, corner of property heretofore conveyed by grantor to Maple Properties; running thence with the line of Maple Properties S. 59-03 W. 492 feet to an iron pin on the northeast side of Maple Street; thence along the line of Maple Street S. 29-44 E. 450 feet, more or less, to an iron pin, the point of beginning.

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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