

MORTGAGE OF REAL ESTATE—Offices of Leathers, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

JUL 31 12 07 PM '75

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

DONNIE S. TANKERSLEY
R.H.C.

WHEREAS, Harry A. Dawes and Zermah P. Dawes (hereinafter referred to as Mortgagor) have agreed to give a mortgage as security for the indebtedness hereinafter described of 1001, a Corporation; and

WHEREAS, the said 1001, a Corporation, is well and truly indebted unto First Piedmont Bank and Trust Company (of 1001, a Corporation) (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 Fifteen Thousand and No/100ths-----

----- Dollars \$ 15,000.00 due and payable

90 days from date

with interest thereon from date at the rate of eleven per centum per annum, to be paid at maturity

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:

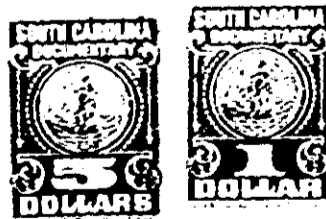
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, the Mortgagee's heirs, 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, in Ward 2 of the City of Greenville, on the north side of East Park Avenue, known and designated upon plat of W.C. Cleveland property as Lot 32, said plat having been made by R. E. Dalton, Surveyor, February, 1921, recorded in plat book of Cleveland and Williams in office of RMC for Greenville County, and having the following metes and bounds, to wit:

BEGINNING at end of wall on north side of East Park Avenue which pin is 230 feet from the northeast corner of Vannoy Street and East Park Avenue and running thence N. 26-59 E. 172.5 feet to iron pin on fifteen-foot alley; thence with said alley S. 63.01 E. 70 feet to iron pin; thence S. 26-59 W. 172.5 feet to iron pin on East Park Avenue; thence with East Park Avenue N. 63-01 W. 70 feet to beginning point.

The plat referred to above is recorded in the RMC Office for Greenville County in Plat Book B, Page 11.

The Mortgage herein granted is a second mortgage and subject to the mortgage lien of First Federal Savings and Loan Association on the above described property as evidenced by that certain mortgage to First Federal Savings and Loan Association dated November 12, 1973, recorded in the RMC Office for Greenville County in Mortgage Book 1295, Page 121 and being in the original amount of \$25,000.00.



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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