

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
JUL 1 3 23 PM '78

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

WHEREAS, DONNIE S. TANKERSLEY
Nancy R. Mitcher R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Nelle B. Ashmore

(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-Two Thousand and no/100 ----- Dollars (\$ 22,000.00) due and payable with interest at the rate of Seven and One-Half (7½%) per cent per annum payable in full within three (3) years from date, said payments to be made in installments of Seven Thousand Three Hundred Thirty-Three and 33/100 (\$7,333.33) on May 28, 1977, 1978 and 1979, respectively; interest to be computed and paid annually, said computation being made on the unpaid principal balance.

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, Paris Mountain Township, containing 11.76 acres, more or less, and being shown, in part, on plat of property of W. R. McLawhorn, recorded in plat book J at page 65 and an additional tract of land bounding the part shown on said plat on the northeast and southeast and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the corner of Lydia D. Scott and property of Ola Mae B. Nichols (formerly property of Patrol Club) which iron pin is at or near the extension of the Patrol Club Road as it enters this property, and running thence N. 5-45 E. 503.8 feet to the corner of the Nichols property; thence N. 53-E, 550 feet to an iron pin in the property of Roy O. and Helen H. Bishop Budson; thence along the Hudson property S. 36-30 E. 591 feet to an iron pin; thence along the Hudson property S. 43-42 W. 932.2 feet to an iron pin on the property of Lilas E. Gossett; thence along the Gossett property N. 5-45 E. 166.5 feet to an iron pin (which iron pin is the southernmost iron pin shown on plat book J at page 65); thence along the Gossett property and the Scott property N. 83 W. 210 feet to an iron pin; thence along the Scott property N. 5-45 E. 115.2 feet to the point of beginning. This is the same property conveyed to the Grantor in Deed Book 659 at Page 374.

and also,

ALL that certain piece, parcel or lot of land situate, lying and being in Paris Mountain Township, on the southeast side of the County Road, and having, according to a plat prepared by C. L. Riddle, in July, 1957, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of said road and running thence S. 82-10 E. 267.7 feet to an iron pin; thence N. 46-51 E. 100 feet to an iron pin; thence S. 83-E. 20 feet more or less to an iron pin, joint corner of property of Lilas E. Gossett and Nelle B. Ashmore thence N. 78 W. 230 feet more or less to an iron pin; thence Northwest 45 feet more or less to a point near the center of said road on line of property of Joan C. Scott thence S. 52-52 W. 233.2 feet more or less to the point of beginning. This is the same property conveyed to the grantor in Deed Book 678 at Page 454. And also,

ALL that triangular lot of land in the County of Greenville, State of South Carolina, in Paris Mountain Township, on the extension of Patrol Club Road and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint corner of the property of the Joan C. Scott and Nelle B. Ashmore in the center of said road, and running thence S. 5-45 W. 47.2 feet to an iron pin (at the new corner of the property of the parties according to new deed by Nelle B. Ashmore to Joan C. Scott of even date herewith); thence northwest 45 feet, more or less, to a point at or near the center of said road, the line of Nelle B. Ashmore thence N. 53 E. 40 feet, more or less, to the point of beginning and being a portion of the property inherited by Joan C. Scott from her mother, Lydia D. Scott* 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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