

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

DONNIE S. TANKERSLEY MORTGAGE OF REAL ESTATE
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JAMES M. CONWAY, III -----

(hereinafter referred to as Mortgagor) is well and truly indebted unto DERA R. CONWAY

(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 **THIRTEEN THOUSAND, FOUR HUNDRED SIXTY-SEVEN AND SIXTY-HUNDRETHS** ----- Dollars (\$13,467.60) due and payable

in accordance with the terms of a promissory note of even date herewith,

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

in accordance with the terms of said note.

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, described as follows:

BEGINNING at an iron pin on the northeast side of Maple Street at the joint corner of the premises herein described and the northwest corner of Lot 8 of the subdivision known as Scarsdale Manor, and running thence with the line of the Scarsdale Manor subdivision N. 54-31 E. 554.5 feet to an iron pin at the northeast corner of Lot 14 of Scarsdale Manor; 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; thence running with the edge of Scarsdale Street N. 54-31 E. 75 feet to a point in the centerline of the right-of-way of the Seaboard Coast Line Railroad; thence running with the centerline of the Seaboard Coast Line Railroad in a northwesterly direction 600 feet, more or less, to a point in the centerline of said railroad right-of-way; thence S. 59-03 W. 25 feet to a point on the edge of the right-of-way of the Seaboard Coast Line Railroad, corner of property heretofore conveyed by Dera R. Conway to Maple Properties; thence running 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.

This is the remainder of the property conveyed by J.T. Looper and Lena A. Looper to Dera R. Conway by their deed dated 28 Feb. 1953, recorded in the R.M.C. Office for Greenville County in Deed Book 473 at page 388, and by Dera R. Conway conveyed to James M. Conway, III by her deed of even date herewith, recorded in the R.M.C. Office for Greenville County in Deed Book 1043 at page 307.

This mortgage is subordinate to that certain Mortgage given this date by James M. Conway, III to Community Bank, Greenville, S.C. in the original amount of \$25,409.16.



5.540

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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