

Mortgagee's Address: P. O. Box 1268, Greenville, S. C.  
First Mortgage on Real Estate

**MORTGAGE** JAMES TANKERSLEY  
P.H.C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

---R. E. GREGORY & CO., LTD.-----  
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of --Thirty-two Thousand, Eight Hundred and No/100----- DOLLARS

(\$ 32,800.00----), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is twenty-nine years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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, on the northern side of West Tallulah Drive, being known and designated as Lot No. 18 as shown on plat entitled "Survey for R. E. Gregory & Co.", prepared by W. R. Williams, Jr., Surveyor, dated June 8, 1976, recorded in the RMC Office for Greenville County, S. C., in Plat Book 51 at Page 60, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of West Tallulah Drive at the joint front corner of the premises herein described and property now or formerly of Waters and running thence with line of property now or formerly of Waters and property now or formerly of Cline, N. 35-54 W. 153 feet to an iron pin in the line of property now or formerly of Cline; thence with the line of property now or formerly of Cline, N. 57-11 E. 29.4 feet to an iron pin on the western side of West Augusta Place Street; thence with the western side of West Augusta Place Street the following courses and distances: S. 57-08 E. 3.2 feet to an iron pin, S. 76-31 E. 117.6 feet to an iron pin, S. 75-08 E. 82 feet to an iron pin on the northern side of West Tallulah Drive; thence with the northern side of West Tallulah Drive, S. 55-50 W. 159 feet to the point of beginning.

LESS, HOWEVER: All that certain piece, parcel or strip of land situate, lying and being on the southern side of West Augusta Place Street, in the City of Greenville, County of Greenville, State of South Carolina and having, according to a plat entitled "Survey for R. E. Gregory & Co., dated September 17, 1976, prepared by W. R. Williams, Jr., Engineer and Surveyor, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 5-Tat Page 84, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of West Augusta Place Street at the joint front corner of the premises herein described and property now or formerly designated as Lot 18 and running thence with the line of property now or formerly designated as Lot 18, S. 33-31 W. 37.5 feet to an iron pin in the line of property now or formerly of Cline; thence with the line of property now or formerly of Cline N. 35-54 W. 23 feet to an iron pin; thence continuing with the line of property now or formerly of (cont'd. together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or at in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, bottom) and including all heating, plumbing, and lighting fixtures and any other equipment or 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.

\*Cline N. 57-11 E. 29.4 feet to an iron pin on the southern side of West Augusta Place Street; thence with the southern side of West Augusta Place Street the following courses and distances, to-wit: S. 57-08 E. 3.6 feet to an iron pin, S. 76-31 E. 6.5 feet to the point of beginning.

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