890x 1380 Mag 779

PO BON 872, To conville 50 Mann, Attorneys at Law, Greenville, S. C. MORTGAGE OF REAL ESTATE-Offices of Leatherwood Walker, Fodd & Mann, Attorneys at Law, Greenville, S. C. PURCHASE MONEY MORTGAGE

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

Ser 19 11 20 11 78

ALTERNAMENTAL STATEMENT AND A STATEMENT AND A

DONNIE S. TANKER SLEY ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, GEORGE LESLIE SCHANK AND DONNA SCHANK

(hereinafter referred to as Mortgagor) is well and truly indebted unto

(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

THIRTY-FOUR THOUSAND AND NO/100

Dollars (\$ 34,000.00) due and payable interest only in the amount of \$226.66 on April 1, 1975, May 1, 1975 and June 1, 1975, with payments of principal and interest in the amount of \$324.93 per month, commencing July 1, 1975 and on the first day of each successive month thereafter until June 1, 1990, at which time the entire unpaid balance and all accrued interest shall be payable in full, with interest thereon from date at the rate of eight (8) per centum per annum, to be paid: monthly

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:

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All that certain piece, parcel or lot of land in the County of Greenville, State of South Carolina, in Ward 2 of the City of Greenville, being more particularly described as follows:

Beginning at an iron pin on the northern side of East Park Avenue, which pin is 101 feet 4 inches from the northwest corner of the intersection of Park Avenue and Vannoy Street, and running thence N. 20-45 E. 172 feet to an iron pin; thence N. 77 W. 50 feet to a pin; thence S. 20-45 W. 172 feet to a pin; thence S. 77 E. 50 feet to an iron pin on the northern side of East Park Avenue, the point of beginning.

The above described property is the same conveyed to Laura New Batson by deed of Leroy C. Batson, dated January 28, 1966 and recorded in the R.M.C. Office for Greenville County S. C. in Deed Book 791, at Page 303.

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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 is 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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