

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.

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

WHEREAS, Dr. A. Duncan Shirley,
(hereinafter referred to as Mortgagor) is well and truly indebted unto
DONNIE S. TANKERSLEY

Ms. Vera C. Duff
*Box 8
Marionetta, S.C. 29661*

(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

Sixty Thousand and No/100-----Dollars (\$ 60,000.00) due and payable

with interest thereon from March 1, 1984 at the rate of 12 1/2 per centum per annum, to be paid: \$660.66 on 1st of each month commencing April 1, 1984, with a ballon payment due on or before 1st day of April 1989 to pay balance in full.

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, shown on plat of J.P. Stevens & Company Inc., recorded in Plat Book LL at page 53 and having the following metes and bounds, to wit:

BEGINNING at a concrete monument at the northeastern intersection of Cleveland Avenue and Talley Bridge Road and running thence with the eastern side of Cleveland Avenue N. 9-02 W. 200 feet to iron pin; thence N. 74-30 E. 200 feet to iron pin; thence S. 9-02 E. 200 feet to iron pin on the northern side of Talley Bridge Road; thence with Talley Bridge Road S. 74-30 W. 200 feet to the point of beginning and being identically the same property as conveyed to Grantor by deed recorded in Deed Book 719, Page 85 on March 25th, 1963, from Kenneth Garland & Homer Styles.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
FEB 25 1984
24.00
RECEIVED

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.

0.80

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