

MORTGAGE OF REAL ESTATE

VOL 1050 PG 467

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
FILED
TO ALL WITH THESE PRESENTS MAY CONCERN:
GREENVILLE

MAR 2 2 44 PM '84

WHEREAS William C. and Hazel Pool BONNIE S. TANKERSLEY
R.M.O.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Travelers Rest

(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 Seven Thousand Five Hundred and no/100-----
-----Dollars (\$7,500.00) due and payable

according to the terms of a note executed of even date herewith and incorporated herein by reference

XX

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

ALL that lot of land in the State of South Carolina, County of Greenville, north of the Town of Marietta, being known and designated as Lot No. 13 on a revised plat of Midway Acres, recorded in Plat Book 4-I at Page 77 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly edge of Incline Street, joint front corner of Lots 12 and 13, and running thence along the line of Lot 12, N. 54-20 W. 200 feet to an iron pin; thence S. 35-40 E. 125 feet to an iron pin on the northerly edge of an unnamed street; thence along the edge of said street, S. 54-20 W., 175 feet to an iron pin; thence N. 80-40 W., 35 feet to an iron pin on the easterly edge of Incline Street; thence along said Street, N. 35-40 W. 100 feet to the point of beginning.

THIS conveyance is made subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record.

THIS being the same property conveyed to the Mortgagor herein by deed of Steve Wilson recorded in the RMC Office for Greenville County in Deed Book 1088, Page 720 on September 27, 1978.

The Mortgagor herein does hereby covenant and represent unto the said Mortgagee, its successors and assigns, that they are seized in fee of the property above-described, and that the property is free from all encumbrances except a mortgage to Panstone Mortgage Service, Inc., recorded September 27, 1978 in the RMC Office for Greenville County in REM Book 1445, Page 488 and assigned to Engel Mortgage Company, Inc., at REM Book 1445, Page 491.

8 007

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP
MAR-284 TAX 03.00
FE 1215

1801

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 such 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.

