

STATE OF SOUTH CAROLINA } FILED
COUNTY OF GREENVILLE } GREENVILLE CO. S.C. MORTGAGE OF REAL ESTATE

HAR 20 12 22 PM '84

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DONNIE S. TANKERSLEY
T & T PROPERTIES, A GENERAL PARTNERSHIP

(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 TWENTY-THREE THOUSAND FIVE HUNDRED AND NO/100-----

-----Dollars (\$23,500.00) due and payable
in monthly installments in the amount of Two Hundred Ninety-Seven and 01/100 (\$297.01)
Dollars beginning on the 15th day of April, 1984 and payments in a like amount to continue
on the 15th day of each and every month thereafter until March 15, 1989 at which time a
final payment equal to the unpaid balance shall be due and payable

with interest thereon from date at the rate of Thirteen (13) 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, its successors and assigns:

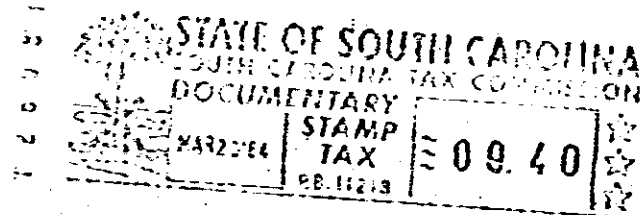
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being on the southern side of East Seventh Street and being shown and designated as Lot No. 33 of Section C on plat of WOODSIDE MILLS, prepared by Pickell and Pickell, Engineers, dated January 14, 1950 and recorded in the RMC Office for Greenville County in Plat Book W, Pages 111 through 117 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southern side of East Seventh Street at the joint front corner of Lots 32 and 33 and running thence along the southern side of said street, N 82-31 E 67 feet to an iron pin at the joint front corner of Lots 33 and 34; thence along the common line of said lots, S 7-29 E 108 feet to an iron pin at the joint rear corner of said lots on the northern side of a 12 foot alley; thence along the northern side of said alley, S 82-31 W 67 feet to an iron pin at the joint rear corner of Lots 32 and 33; thence along the common line of said lots, N 7-29 W 108 feet to an iron pin, the point of beginning.

Being the same property conveyed to the mortgagor herein by deed of Joan B. Smith and Cameron E. Smith, to be recorded of even date herewith.

At the option of the mortgagee, the indebtedness secured hereby shall become due and payable if the mortgagor shall convey the mortgaged premises or if the title thereto shall become vested in any other person or party for any other reason whatsoever.

GCTO -----3 MR20 84 032



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 hereinaabove 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.