

*J. I. O'Shields 210 Union-Human 37 Pine Grove Lane  
Greenville, S.C. 29611*

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE FILED  
GREENVILLE CO. S.C.

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN  
VOL 1694 PAGE 846

WHEREAS, ROSA LEE G. CRUMLEY  
DONNIE S. TANKERSLEY  
(hereinafter referred to as Mortgagor) is well and truly indebted unto J. I. O'SHIELDS

(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 Twelve Thousand and no/100-----  
Dollars (\$ 12,000.00 ) due and payable

In monthly installments of One Hundred Seventy-five and 68/100 Dollars (\$175.68) commencing January 15, 1985 and One Hundred Seventy-five and 68/100 Dollars (\$175.68) on the 15th day of each month thereafter until paid in full. One-Fourth  
with interest thereon from date hereof at the rate of twelve and 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:

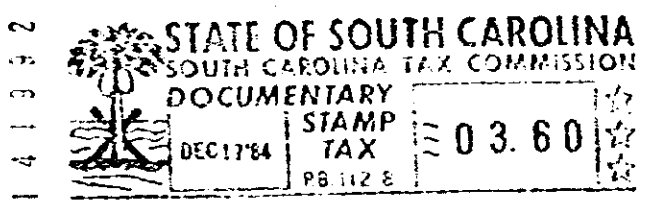
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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

ALL that certain lot of land in Greenville County, State of South Carolina, in Greenville Township, on the South side of Hudson Street, near the Buncombe Road, and being known and designated as Lot No. 1 as shown on plat of the property of J. B. Ballenger, recorded in Plat Book D at Page 119, and being more particularly described according to said plat as follows:

BEGINNING at an iron pin at the southwest intersection of Hudson Street and Williams Street and running thence with Williams Street, S 21-20 E 140 feet to an iron pin; thence N 54 1/4 E 52 1/2 feet to an iron pin in line of Lot No. 2; thence with the line of said lot, N 21-20 W 140 feet to an iron pin in the southwestern side of Hudson Street; thence with the south side of Hudson Street, S 54 1/4 W 52 1/2 feet to the beginning corner.

Derivation: Deed from J. I. O'Shields to Rosa Lee G. Crumley recorded in Deed Book 1228 at Page 969. 12-17-74.



420 8  
31801

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.

480

828