

1391 685

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

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED  
JAN 15 4 30 PM '78  
NOTARY PUBLIC  
GREENVILLE, S. C.

WHEREAS, I, JAMES B. TANKERSLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto COUNIELL M. TANKERSLEY

(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 Four Thousand and no/100 ----- Dollars (\$ 4,000.00 ) due and payable on the 10th day of January, 1978

with interest thereon from date at the rate of Six (6%) per centum per annum, to be paid at maturity

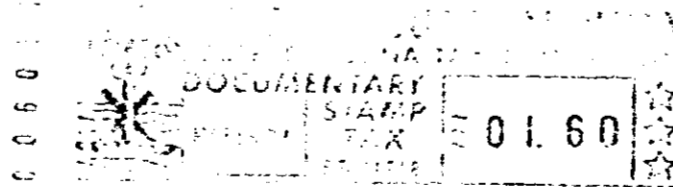
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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:

those 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, Cleveland Township on the Oil Camp Creek Road and being described as follows:

PARCEL 1: BEGINNING at an iron pin in the middle of Oil Camp Road, from joint corner with Kirkland property; thence with the center of said road S. 87-50 W. 180 feet to a nail and cap; thence along line of property of Osteen N. 29-00 W. 265 feet to an iron pin; thence N. 71-30 E. 140 feet to joint corner on Kirkland property; thence with line of Kirkland property, S. 32-15 E. 321 feet to point of beginning. Being the identical property conveyed to the Mortgagee by deed of David W. Osteen, et al recorded in the RMC Office for Greenville County, S. C. in Deed Book 611 at Page 480 on December 4, 1958. This tract is also shown on a plat prepared by J. C. Hill in September, 1958.

PARCEL 2: Those three certain lots designated Nos. 38, 39 and 40 in subdivision known as Hart Valley Haven, and being shown more fully on plat of J. C. Hill, Surveyor, dated March 10, 1955 and recorded in the RMC Office for Greenville County in Plat Book E at Page 137 and having according to said plat the following metes and bounds: BEGINNING at rear corner Lots No. 37 and 38, north side of Oil Camp Creek Road; thence N. 33-30 W. 190 feet to edge of County Road; thence with said road N. 63-40 E. 60 feet; thence N. 73-30 E. 60 feet; thence S. 84-00 E. 60 feet to Rast line; thence along Rast line S. 32-15 E. 288 feet to north side of Oil Camp Creek; thence following the meanderings of said creek in a westerly direction 239 feet, more or less to point of beginning. Being the identical property sold to the Mortgagee by deed of Beulah S. Tankersley, recorded in Deed Book 930 at Page 94 on November 16, 1971.



Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.

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