

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

DUANIE S. TANKERSLEY, MORTGAGEE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Wilma Seigler

(hereinafter referred to as Mortgagor) is well and truly indebted unto Robert Seigler

(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

Three thousand five hundred -----Dollars (\$ 3500.00-----) due and payable

in installments of \$106.48-----

with interest thereon from July 21, 1978 at the rate of 6% per centum per annum, to be paid on the 21st of each month commencing August 21, 1978, final payment August 21, 1981.

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:

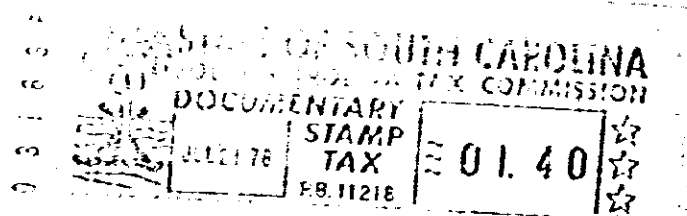
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Township of Greenville, near Anderson Road, known as Lots numbers 39 and 40 on plot of lands of American Bank and Trust Company, made by R.E. Dalton, Engineer, and recorded in the R.M.C. Office in Plat Book F, at page 44, and having according to said plot, the following courses and distances to wit:

LOT 39: Beginning at an iron pin at the Southeast corner of Jamison and Valley Streets and running thence with Valley Street S. 42-42 W. 100 feet; thence S. 46-32 E. 49.7 feet to an iron pin, corner of Lot 40; thence with line of Lot 40, N. 42-43 E. 106.2 feet to an iron pin in Jamison Street; thence with Jamison Street N. 53-40 W. 50 feet to the beginning corner.

LOT 40: Beginning at an iron pin 50 feet east of the Southeast Corner of Jamison and Valley Street, corner of Lot 39, S. 42-43 W. 106.2 feet to an iron pin in line of property now or formerly of B.F. Martin; thence with line of said property S. 46-32 E. 49.7 feet to an iron pin, corner of Lot 41; thence with line of said Lot N. 42-43 E. 118.6 feet to an iron pin in Jamison Street; thence with said street N. 53-40 W. 50 feet to the beginning corner.

This being the same property conveyed to the Mortgagors herein by deed of James H. Raines of even date, to be recorded herewith.

GCTO --- 1 J 21 78 1417



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.

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