

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

Mortgagee address:

2524 Grice Street
Burlington, N. C. 27219

JUN 26 2 19 PM '78

MORTGAGE OF REAL ESTATE

DONNIE S. TANKERSLEY FROM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, DILLARD NEIL FLEMING & RHONDA S. FLEMING

(hereinafter referred to as Mortgagor) is well and truly indebted unto FLETCHER DILLARD FLEMING AND DELORES YOUNG FLEMING

(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 SIXTY THOUSAND SEVEN HUNDRED AND 00/100----- Dollars (\$ 60,700.00) due and payable

ON DEMAND

with interest thereon from date at the rate of per centum per annum, to be paid: ---NO INTEREST---

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, on the southern side of Gail Drive, and being known and designated as Lot no. 47 on plat of Knollwood Heights, Section 5, recorded in the RMC Office for Greenville County in Plat Book 4R at pages 91 and 92, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point at the joint front corner of lots 47 and 48 and running thence along the line of lot 48, S. 02-10-28 E., 200.0 feet to a point; thence turning and running along a line of Tract B, S. 87-49-32 W., 100.52 feet to a point; thence along the line of lot 46, N. 02-10-28 W., 200.00 feet to a point on the southern side of Gail Drive; thence along the southern side of Gail Drive, N. 87-49-32 E., 100.52 feet to the beginning corner.

This is the identical property conveyed to the mortgagor by deed of George O'Shields Builders, Inc., to be recorded of even date herewith.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
24.28
EB 11218

Together with all and singular rights, members, hereditaments, 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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