

Rt. 10, Greenville, SC 29607

BOOK 1532 PAGE 996

MORTGAGE OF REAL ESTATE—Prepared by RILEY AND HILEY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

FEB 19 2 39 PM '81  
DONNIE S. TANNERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, SHARON TANNER GREENWELL

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. CLEMENT TANNER AND LUCHIA H. TANNER

(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-FIVE THOUSAND and NO/100-----Dollars (\$ 25,000.00 ) due and payable

in 120 equal consecutive payments of THREE HUNDRED TWENTY-THREE & 49/100 DOLLARS (\$323.49) beginning March 1, 1981 and monthly thereafter until paid in full with interest thereon from date at the rate of 9-1/2 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 located on the southwesterly side of Tanner Road and being shown on plat of property of Mrs. Robert Greenwell prepared by Century Land Surveying Company, dated April 12, 1979 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a found pin on the westerly side of Tanner Road which pin is located 250 feet, more or less, north of intersection of Bethel Road and Tanner Road and running thence S. 75-00 W. 281.59 feet to a set pin; thence N. 28-54 W. 199.0 feet to a set pin; thence N. 62-48 E. 229.75 feet to a set pin on the westerly side of Tanner Road; thence with the westerly side of Tanner Road S. 38-27 E. 263.53 feet to the beginning corner, containing according to said plat, 1.3 acres more or less.

This being the same property conveyed to the Mortgagor herein by deed of J. Clement Tanner April 24, 1979, recorded April 25, 1979 in Deed Volume 1101 at page 188.

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.

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