

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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

BOOK 943 PAGE 465

WHEREAS, Pine Valley Builders, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto L. H. Tankersley

FILED  
GREENVILLE CO. S.C.  
DEC 17 3 19 PM '65

(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 Five Hundred ~~8,100~~ 100 Dollars (\$ 4,500.00) due and payable

upon demand

with interest thereon from date at the rate of 6% per centum per annum, to be paid: annually

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, in Austin Township, being known and designated as a 33.74 acre tract, more or less, according to a plat of property of T. B. Cooper by W. J. Riddle dated June 1945 and revised Jan. 3, 1946, being recorded in the R.M.C. Office for Greenville County in Plat Book "DD", at page 37, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of a culvert on a county road, and running thence S. 60-45 E. 465 feet to an iron pin; thence S. 40-45 127.7 feet to a blackgum; thence along other property now or formerly of T. B. Cooper S. 9-00 E. 487.5 feet to an iron pin; thence with branch as the line, the traverse of which is S. 49 E. 169.5 feet to an iron pin; thence continuing with branch as the line, the traverse of which is S. 10-0 E. 357 feet to an iron pin; thence continuing with branch and lands now or formerly of Ben Thomason, S. 12-15 W. 607.2 feet to an ash; thence S. 48 W. 198 feet to an iron pin, thence with the branch, the traverse of which is N. 45-45 W. 240 feet to an iron pin; thence continuing with the branch, the traverse of which is N. 60-30 W. 456 feet to an iron pin; thence still with branch, the traverse of which is N. 56-0 W. 620 feet to an iron pin; thence N. 53-0 W. 254 feet to an iron pin; thence N. 81-10 E. 585 feet to an iron pin; thence N. 19-20 W. 230 feet to an iron pin; thence N. 50-40 E. 340 feet to an iron pin; thence N. 51-30 W. 408.6 feet to an iron pin on a county road; thence with said county road N. 44-10 E. 334 feet to the point of beginning; LESS, HOWEVER, 1.25 acres according to Plat of property of Mrs. W. T. Sims by C. C. Jones, ENGR., dated April 6, 1956, and recorded in the R.M.C. Office for Greenville County in Plat Book "JJ" at page 179.

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.

*For Satisfaction See R. E. M. Book 1011 Page 482*

RECORDED AND INDEXED BY  
22 DAY OF Oct. 1965  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
BY: 3600000 P. NO. 12572