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STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

DONNIE S. TANKERSLEY MORTGAGE OF REAL ESTATE  
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Irvine Street Realty Corp.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto South Carolina National Bank,  
P. O. Drawer 969, Greenville, S.C., 29602,

(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 -----

Thirty-Six Thousand Six Hundred Thirty-Five & <sup>76</sup>/<sub>100</sub> Dollars (\$36,635.76) due and payable  
as per the terms of said note;

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of 11.50 APR per centum per annum, to be paid: as per the  
terms of said note.

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 the City of Greenville, on the south-  
easterly side of Watson Street, and being known and designated as Lot No.  
14 on plat of property of Charles Watson and Mrs. Grace Watson Griffith, as  
recorded in the RMC Office for Greenville County in Plat Book G, Pages 164-  
165, reference to which plat is made for a metes and bounds description;  
being the identical property conveyed to the mortgagor by deed of Carla A.  
Hills, Secretary of Housing and Urban Development, of Washington, D.C.,  
recorded in the RMC Office for Greenville County in Deeds Book 1047, Page  
794, on December 13, 1976.

ALSO: All that certain piece, parcel or lot of land, with all improvements  
thereon, situate, lying and being in the State of South Carolina, County of  
Greenville, within the corporate limits of the City of Greenville, being  
known and designated as Lot 16, Block F, of property of Chapin Spring Land  
Company according to a plat thereof prepared May 1917 by R.E. Dalton and  
recorded in the RMC Office for Greenville County in Plat Book E at Page 41  
and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Rose Avenue at the joint  
front corner of Lots 16 and 17 and running thence with the joint line of  
said lots N 2-0 W 150 feet to an iron pin at the joint rear corner of Lots  
3, 4, 16 and 17; thence with the rear line of Lots 4, N 88-0 E 50 feet to  
an iron pin at the joint rear corner of Lots 4, 5, 15 and 16; thence with  
the joint line of Lots 15 and 16 S 2-0 E 150 feet to an iron pin on the  
northern side of Rose Avenue, the joint front corner of Lots 15 and 16;  
thence with the northern side of said Rose Avenue S 88-0 W 50 feet to the  
point of beginning; being the identical property conveyed to the mortgagor  
by deed of Heyward R. McConnell recorded in the RMC Office for Greenville  
County in Deeds Book 1070, Page 957, on December 29, 1977.

ALSO: All that piece, parcel or lot of land situate, lying and being in  
the City of Greenville, Greenville County, S. C., being Lot No. 4 and a  
portion of Lot No. 5, Section H, on plat of property of Chapin Springs Land  
Company, plat of which is recorded in the RMC Office for Greenville County  
in Plat Book E, Page 41. Said lot being at the northeastern intersection of  
Houston St. and Watts Avenue and having a frontage of 60.1 feet on Houston  
Street and 157.1 feet on Watts Avenue; being the identical property conveyed  
to the mortgagor by deed of Jenny L. Bishop, Trustee under the Will of Lee  
Hatcher Floyd, recorded in the RMC Office for Greenville County in Deeds  
Book 1059, Page 641, on June 30, 1977.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apper-  
taining, 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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