

Mortgagee's address: P.O. Box 1329, Greenville, S.C. 29602

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

1457 323

FEB 12 1 02 PM 1979

TO ALL WHOM THESE PRESENTS MAY CONCERN.

DONNIE S. TANNERSLEY
George M. Stathakis

WHEREAS,

hereinafter referred to as Mortgagor, is well and truly indebted unto Southern Bank & Trust Company

hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Seventy-Five Thousand and No/100----- Dollars \$ 75,000.00 due and payable

in One Hundred Twenty (120) equal monthly installments with the first installment being due on April 5, 1979.

with interest thereon from date of the rate of 10% per annum to be paid monthly

WHEREAS the Mortgagor may hereafter become indebted to the 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 Mortgagee 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

ALL that piece, parcel or lot of land, with the improvements thereon, located in Greenville County, State of South Carolina, at the northeastern intersection of Poinsett Highway and S.C. 291 and being shown as TRACT NO. ONE (1), on plat of property made for A.J. & Kina M. Jewell and E.H. Batson, by Jones Engineering Service, dated Jan. 20, 1978 a copy of which is recorded in Deed Book 1076, Pages 302 and 303, Greenville County R.M.C. Office has the following courses and distances, to-wit:

BEGINNING on the eastern side of Poinsett Highway at the joint corner of Tracts 1 and 2 and running thence as the common line of Tracts 1 and 2, N. 80-42 E., 121.3 feet to point on walk in front of building shown as Shaws Phar. and Store Bldg.; thence still as the common line of Tracts 1 and 2, through wall of said buildings N. 36-25 E. 135 feet to pin on service alley; thence S. 40-26 E. 189.6 feet to the northern side of S.C. 291 right of way; thence along the northern side of S.C. 291 the following, S. 55-01 W., 77.8 feet, S. 73-30 W., 61.9 feet, S. 88-30 W., 140 feet; thence on a curve the cord of which is N. 67-10 W. 35 feet to the eastern side of Poinsett highway; thence with the eastern side of said highway N. 23-19 W., 69 feet to the beginning corner.

THIS is the same property conveyed to the mortgagor herein by deed of E.H. Batson, Blanche Batson, Annie Hawkins, Gary H. Brady, Grady Hawkins, Kate G. Pitts, Carrie G. Harvley, M.A. Marshall and Claude Wendell Batson as recorded in the RMC Office for Greenville County, S.C. in Deed Book 1096 at Page 713 on February 12, 1979.

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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 oil 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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