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GREENVILLE CO. S. C.

VOL 1462 PAGE 700

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

APR 10 2 20 PM '79 MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:  
DUNNIE S. TANKERSLEY  
R.M.C.

WHEREAS, THE OLD SOUTH LAND AND INVESTMENT CO.

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY  
GREENVILLE, SOUTH CAROLINA

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are in-  
corporated herein by reference, in the sum of THIRTY-SIX THOUSAND AND NO/100-----

----- Dollars (\$ 36,000.00 ) due and payable

IN full SIX (6) Months from the date hereof

with interest thereon from April 10, 1979 at the rate of 11 1/2 per centum per annum, to be paid: AS SET OUT  
ABOVE

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

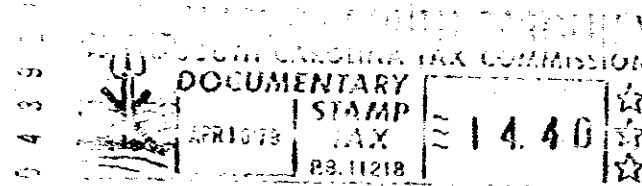
ALL that certain piece, parcel or lot of land, and the improvements  
thereon, situate, lying and being in the City of Mauldin, County of  
Greenville, State of South Carolina and being known and designated as  
Lot No. 138 on a plat of property shown as "Section Five, Montclaire,  
Mauldin, South Carolina" and being recorded in Plat Book 6-H at Page  
26, R.M.C. Office, Greenville County, South Carolina, and having,  
according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Montclaire Road at the joint front corner  
of Lots Nos. 138 and 139 and running thence with said line N. 48-35 W.  
159.8 feet to an iron pin; thence running N. 41-24 E. 100.15 feet to  
an iron pin; thence running S. 48-32 E. 134.8 feet to an iron pin;  
thence continuing S. 3-34 E. 35.4 feet to an iron pin; thence running  
with Montclaire Road, S. 41-23 W. 75 feet to an iron pin, the point of  
beginning.

Derivation: Deed Book 1063, Page 645, C. Dan Joyner, et. al.,  
8/29/77.

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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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