

JAMES D. MCKINNEY, JR.
ATTORNEY-AT-LAW

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

FILED

GREENVILLE CO. S. C.

Address of Mortgagees:
35 North Avondale Drive
Greenville, S. C. 29609

MORTGAGE OF REAL ESTATE

BOOK 1401 PAGE 872

SEP 21 4 15 PM '79

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, I, Rolf D. Garrison

(hereinafter referred to as Mortgagor) is well and truly indebted unto Charles J. Spillane and Lillian S. Hannon

(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 eleven thousand and five hundred and no/100-----

----- Dollars (\$ 11,500.00) due and payable

at the rate of \$213.05 per month hereafter until paid in full; payments to be applied first to interest and the balance to principal; the first payment to be due October 5, 1979, and the remaining payments to be due on the 5th day of each and every month thereafter until paid in full,

with interest thereon from this date at the rate of ten 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, and being described as follows:

All that lot of land situate on the East side of Frank Street in the City and County of Greenville, South Carolina, and beginning on said street at an iron pin 56 feet from corner of Pinkney and Frank Streets, and runs thence with Frank Street, S. 57 W. 54 feet to an iron pin corner of Lot with Mamie F. Raines; thence with her line, S. 34.10 E 175 feet to an iron pin on an alley; thence with said alley, N. 57 E. 14 feet to an iron pin; thence in a westerly direction 12 feet to an iron pin 8 feet from Mamie F. Raines line; thence N. 34.10 W. 32 feet parallel with line of said Raines to an iron pin, 8 feet from her line; thence in a line parallel with Frank Street, N. 57 E. 46 feet to an iron pin; thence in a line parallel with Pinkney, N. 34.10 W. 133 feet to the beginning corner, being part of Lot No. 14 of the J. P. K. Bryan property, as shown on plat recorded in Vol HHH, page 838.

This is a purchase money mortgage and the above described property is the same conveyed to the mortgagor by the mortgagees by deed dated this date and to be recorded herewith.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
\$ 04.00

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 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.

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