

Mortgagee's Address: P. O. Box 969  
Greenville, S. C. 29602

HILL, WYATT & BANNISTER  
MORTGAGE OF REAL ESTATE—Offices of ~~KENNETH GURLEY, THOMAS P. JONES & EUGENE WIGGINS~~ Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA } GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE  
COUNTY OF GREENVILLE } Nov 21 11 59 AM '78 ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY R.M.C. #301 1489 page 1

WHEREAS, VINCENT J. PERONE

(hereinafter referred to as Mortgagor) is well and truly indebted unto

THE SOUTH CAROLINA NATIONAL BANK, 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 incorporated herein by reference, in the sum of

Forty Six Thousand Six Hundred Sixteen and 16/100 ----- Dollars (\$ 46,616.16 ) due and payable

as set forth in note of even date herewith

~~with the exception of the sum of~~ ~~the interest~~ ~~on the principal~~

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, located on the eastern side of Pleasantburg Drive (State Highway No. 291) and the northern side of Regency Hills Drive and being the southern most 75 foot portion of a 0.7927 acre tract as shown on a plat entitled "Survey for Harold H. Park, et al" by Carolina Surveying Co. dated May 30, 1977, and recorded in the Greenville County R.M.C. Office in Plat Book 6X, at Page 68, and having, by reference to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Regency Hills Drive at the joint front corner of the within described lot and property now or formerly of David Wallace and running thence along the northern side of said Regency Hills Drive, S. 83-35 W. 141.8 feet to an iron pin; thence with the curve of the intersection of Regency Hills Drive and Pleasantburg Drive an arc distance of 47.0 feet, the chord of which is N. 51-32 W. 42.5 feet to an iron pin on the eastern side of said Pleasantburg Drive; thence running along the eastern side of said Pleasantburg Drive N. 6-41 W. 70.1 feet to an iron pin; thence continuing along the eastern side of said Pleasantburg Drive N. 5-45 W. 4.9 feet to a point herein designated as the joint corner of the property conveyed hereby and the remainder of the 0.7927 acre tract; thence turning and running through said 0.7927 acre tract herein designated as the common boundary line of the property conveyed hereby and the remainder of the said 0.7927 acre tract N. 83-35 E. 175 feet to a point in the joint lot line of the 0.7927 acre tract and property now or formerly of David Wallace, herein designated as the joint rear corner of the property conveyed hereby and the remainder of the 0.7927 acre tract; thence turning and running along property now or formerly of David Wallace, S. 5-19 E. 75 feet to an iron pin at the point of beginning.

5010 -----2 NO21 79 916  
This is the same property conveyed to the mortgagor herein by deed of Harold H. Park, Eugene Wiggins and Thomas P. Jones dated November 15, 1978 and recorded December 1, 1978, in Deed Book 1092, Page 927, deed of Edward G. Jones dated November 17, 1978, and recorded December 1, 1978, in Deed Book 1092, Page 926, and deed of Kenneth Gurley dated November 17, 1978, and recorded December 1, 1978, in Deed Book 1092, Page 924.

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
RECORDED  
NOV 21 1978

4.0001  
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 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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