

MORTGAGE OF REAL ESTATE-Prepared by WILKINS & WILKINS, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

FILED  
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

NOV 23 3 56 PM '79

ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY  
R.M.C.

WHEREAS, MARY H. TAYLOR

(hereinafter referred to as Mortgagor) is well and truly indebted unto CENTURY 21 - JOHN FLYNN COMPANY, INC.

(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 FOUR THOUSAND ONE HUNDRED TEN and 16/100-----

----- Dollars (\$ 4,110.16 ) due and payable

on or before August 31, 1980

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of nine(9%) per centum per annum, to be paid: at maturity

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, the Mortgagee's heirs, 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 in Greenville County, State of South Carolina, in Butler Township near the City of Greenville, being shown as Lot No. 12 on plat of Lake Forest Heights, made by Piedmont Engineering Service, November, 1955, recorded in Plat Book "GG" at page 153, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Yancey Drive at the joint front corner of Lots No. 12 and 11, and running thence with the line of Lot No. 11, N. 73-13 E. 236.9 feet to an iron pin; thence S. 19-59 E. 115.1 feet to an iron pin, rear corner of Lot No. 13; thence with the line of Lot No. 13 S. 73-13 W. 243.2 feet to an iron pin on Yancey Drive; thence on the eastern side of Yancey Drive N. 16-47 W. 115 feet to the point of beginning.

THIS is the same property conveyed to the mortgagor by George O. Short, Jr. and Jacqueline Horne Short by deed dated and recorded October 7, 1976 in deed volume 1044 at page 217 in the Office of the R.M.C. for Greenville County, S.C.

MORTGAGEE'S ADDRESS: 106 W. Stone Avenue, Greenville, SC 29609

" THE MORTGAGOR HAS THE RIGHT TO REPAY THE ENTIRE AMOUNT ON THIS MORTGAGE AT ANY TIME WITHOUT PENALTY."

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NO23 79 1245

STATE OF SOUTH CAROLINA  
RECORDS & TAX COMMISSION  
DOCUMENTARY  
STAMP  
\$ 01.00

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 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 is 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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