

Mortgagee's Address: 131 Pickens Street, Greenville, S.C. 29601

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED

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MORTGAGE OF REAL ESTATE

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ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE E. TANKERSLEY

WHEREAS, WAYNE C. JORDAN and MARGIE H. JORDAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto JAMES L. LYNN

(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 Five Thousand and No/100 Dollars \$ 5,000.00 ; due and payable

as per the terms of promissory note dated October

with interest thereon from date at the rate of 15% 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

ALL that piece, parcel or lot of land located near the City of Greer, in Chicks Springs Township, County of Greenville, State of South Carolina on the North side of Hill Street, being known and designated as Lot 19 of J. Waymon Smith property, according to plat prepared by H.S. Brockman, Surveyor, November 9, 1948 and amended June 11, 1954 and July 20, 1954, said plat being recorded in Plat Book HH, Page 79 and being more particularly described as follows, to-wit:

BEGINNING at an iron pin, on the North side of Hill Street at West end of street; thence with Mense' line N. 48030 E. 264 feet to an iron pin in branch; thence down branch, 115 feet to an iron pin; joint rear corner of lots 19 and 20; thence the joint line of 19 and 20 S. 48-30 W. 320 feet to an iron pin, joint front corners on North side of Hill Street, thence with the North side of Hill Street N. 41-15 W. 100 feet to the point of beginning.

THIS being the same property conveyed to the mortgagors herein as recorded in Deed Book 1135 at Page 390, in the RMC Office for Greenville County, S.C., on October 13, 1980.

RECORDING OFFICE OF SOUTH CAROLINA
DOCUMENTARY STAMP \$ 02.00

Together with all and singular rights, members, herditaments, 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 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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