

44 Pine Knoll Drive
Greenville, S.C.

1388 PAGE 17
BOOK 1539 PAGE 816

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, LINDA S. GARLAND

RECORDED VOL. 1539 PAGE 816
AT LENOIR COUNTY REC. NO. 30443
Dorrie S. Tankersley
R.M.C. FOR GREENVILLE COUNTY S.C.

73 PAGE 1758

(hereinafter referred to as Mortgagor) is well and truly indebted unto L. H. TANKERSLEY

(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 **Twelve Thousand Seven Hundred Eighty-Seven and 12/100**

Dollars (\$ 12,787.12) due and payable

two (2) years from date hereof, which is January 21, 1979

with interest thereon from date hereof at the rate of **Nine (9%)** per centum per annum, to be paid **annually**

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 having, according to a plat of the property of Grantor and Grantee recorded in the RMC Office for Greenville County in Plat Book KKK, Page 93, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Lipscomb Drive at the joint corner of the property herein conveyed and Lot 37 of Gaston Heights and running thence with the rear line of Lots 37, 38 and 39 of Gaston Heights, N. 81-49 E. 321.2 feet to an iron pin; thence S. 4-04 W. 202.4 feet; thence S. 6-49 W. 99.4 feet to an iron pin; thence S. 80-00 W. 284.7 feet to an iron pin on the eastern side of Lipscomb Drive; thence N. 2-08 W. 306 feet to the point of beginning.

This mortgage being junior and subordinate to a mortgage in favor of Travelers Rest Federal Savings & Loan Association.

Derivation: See Deed Book 803, Page 62, Linda S. Garland, recorded January 21, 1977.

FOR MORTGAGE TO THIS ASSIGNMENT APR 30 1981
SEE REM. BOOK 1388 - PAGE 17

I do hereby assign this mortgage to Homer Styles without recourse.

3-1-1977

WITNESS: [Signature]

[Signature]
L. H. Tankersley

400 3 7371A01

FILED
APR 30 1 01 PM '81
JOHN T. TANKERSLEY
R.M.C.

G. Victor Pyle

Assignment
RECORDED APR 30 1981 at 1:01 P.M.

*Paid and satisfied
April 28, 1981*

*Homer B. Styles
C. Victor Pyle
E. Est. of Homer Styles*

*Witness
G. Walker*

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.

4328 RV.2