STATE OF SOUTH CAROLINA COUNTY OF Greenville

WHEREAS,

DONNIE S. TANKERSLEY R.M.C.

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

See Deed Book # 1031, Page 355
of Greenville County.

(hereinafter referred to as Mortgagor) is well and truly indebted unto FIRST FINANCIAL SERVICES
742 WADE HAMPTON BLVD. GREENVILLE, SC, 29609

annie lee robinson

(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

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 certain piece, parcel or lot of land with improvements thereon, situate, lying and being in the State of SOUTH CAROLINA, County of Greenville, being known and designated as Lot No. 146 on plat of South Forest Estates subdivision made by Pickell & pickell to on August 29, 1955, recorded in Plat Book "GG", at Page 181 of the RMC Office for Greenville County, S.C., reference to said plat is hereby craved for a metes and bounds description.

This conveyance is made subect to the protective comenants, easements and rights of way of record..

DERIVATION: Deed Book 1031, Page 355.

The Grantee hereof hereby assumes that certain mortgage from the Grantee to First Federal Savings and Loan Association in the original amount of \$19,200.00, bearing date of February 6, 1976, and being recorded in the RMC Office for Greenville County, S.C. in Mortgage Book 1350, page 886, which mortgage has a present balance of \$19,165.61.

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DOCUMENTARY 203 4 1 17

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 fixtuses 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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