

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S.C. MORTGAGE OF REAL ESTATE

BOOK 1553 PAGE 867

TO ALL WHOM THESE PRESENTS MAY CONCERN:
SEP 26 3 42 AM '81

DONNIE TANKERSLEY

WHEREAS, we, Tony H. Adams and Martha P. Adams

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

(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 --Fourteen Thousand Three Hundred Four and 73/100--

Dollars (\$ 14, 304. 73) due and payable

as set forth in promissory note of this date, maturity of which is four (4) years from date, if not sooner paid,

with interest thereon from date at the rate of ---14--- per centum per annum, to be paid: as set forth in said note,

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, Chick Springs Township, shown and designated as Lot No. 87 and the western one-half of Lot No. 86, on a plat of Burgess Hills, prepared by Piedmont Eng. Service and recorded in the RMC Office for Greenville County in Plat Book "Y" at pages 96 and 97, and having the following courses and distances, to-wit:

BEGINNING at an old iron pin on Old U.S. Highway No. 29, joint corner (front) of Lots Nos. 87 and 88, and runs thence with the common line of said lots, N. 29-06 E. 200.9 feet to an iron pin; thence S. 60-44 E. 112.45 feet to a stake at the center of the rear line of Lot No. 86; thence a line equally dividing Lot No. 86, S. 28-34 W. 198.3 feet to a stake on the margin of Old U.S. Highway No. 29, which stake or point is exactly in the center of front line of Lot No. 86; thence with the margin of said highway, N. 61-26 W. 40 feet and N. 59-55 W. 80 feet to the beginning corner.

This mortgage is subject to all restrictions, easements, rights of way, roadways and zoning ordinances of record, on the recorded plats or on the premises.

This is that same property conveyed to Mortgagor by Mortgagee to be recorded herewith.

This is a second mortgage.

COPIES
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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP
SEP 25 81 TAX \$ 05.76
FB 11218

Together with all and singular rights, members, hereditaments, 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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