

STATE OF SOUTH CAROLINA } FILED  
COUNTY OF GREENVILLE } CO. S. C. MORTGAGE OF REAL ESTATE

SEP 3 11 20 AM '82

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, **DONNIE S. TANKERSLEY** Richard H. Parsons and Joyce M. Parsons

(hereinafter referred to as Mortgagor) is well and truly indebted unto **Fay G. Davis**

(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 **Twenty-four Thousand** Dollars (\$ 24,000 00 ) due and payable

with interest thereon from **even date** at the rate of **13.5** 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, City of Greenville**, lying and being on the eastern side of Kent Lane, being known and designated as Lot 54, Vista Hills, as shown on plat prepared by Dalton & Neves, dates May, 1956, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book P, Page 149, and having according to said plat the following metes and bounds to wit:

BEGINNING at an iron pin on the eastern side of Kent Lane 230 feet north of intersection of Kent Lane and Gilfillin Road at joint front corner of Lots 53 and 54, and running thence with line of Lot 53, N 88-10 E 175 feet to iron pin; thence N 1-50 W 70 feet to iron pin at joint rear corner of Lots 54 and 55; thence with line of Lot 55, S 88-10 W 175 feet to iron pin on eastern side of Kent Lane; thence with eastern side of Kent Lane S 1-50 E 70 feet to point of beginning.

DERIVATION: This being the same property conveyed to Mortgagor herein by Deed of Mortgagee as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1173, Page 341, on September 2, 1982.

In the event of the transfer of the above described property and/or the assumption of this mortgage and the note secured hereby, there shall be due and payable to the holder of said note an assumption fee of \$500.00. In addition, the interest set forth in said note and shown above shall increase one percent (1%) to 14.5 percent. Said fee and increase in interest shall be effective at time of execution of any documents of conveyance.

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1982

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 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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