

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE, S.C.

MORTGAGE OF REAL ESTATE

FILED  
NOV 16 9 31 AM '82

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE TANKERSLEY

WHEREAS, James M. and JoAnne H. Snyder

(hereinafter referred to as Mortgagor) is well and truly indebted unto Chanticleer Real Estate, Inc.

(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 One Thousand Seven Hundred and 03/100-----Dollars (\$ 21,700.03 ) due and payable in equal monthly installments of Five Hundred and Five and 87/100 (\$505.87) Dollars each, beginning December 1, 1982.

with interest thereon from date at the rate of 13% per centum per annum, to be paid: monthly installments beginning December 1, 1982. Prepayment may be made without penalty.

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 being known and designated as Lot No. 226 according to a plat entitled "Chanticleer Section VII" (7) by Webb Surveying and Mapping Co., dated April, 1975, and recorded in the RMC Office for Greenville County in Plat Book 5D, Page 74, and having according to the said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on the western side of Lowood Lane at the joint corner of Lot Numbers 225 and 226, and running thence with the line of Lot Number 225 S. 88-30 W. 165 feet to the back joint corner of Lots Number 225 and 226; thence with the line of Chanticleer Real Estate, Inc. N. 19-05 W. 175 feet to a point on the south side of Chapman Road; thence with the southern right-of-way of Chapman Road S. 89-48 E. 75 feet; thence continuing along said right-of-way S. 85-51 E. 116.4 feet to a point at the corner of Chapman Road and Lowood Lane; thence running along the eastern side of Lowood Lane S. 41-06 E. 35.5 feet; thence continuing along the eastern side of Lowood Lane S. 3-39 W. 71.7 feet to a point; thence and still with the eastern side of Lowood Lane S. 11-59 E. 55 feet to a point, said point being the point of beginning.

This property is subject to easements shown on the said plat and to Restrictive Covenants recorded in the RMC Office for Greenville County in Vol. 1021, Page 578 and to any and all other restrictions and easements which effect said property.

000

4328 W.2