

THIS MORTGAGE made MAR 15 12:39 PM '83 day of \_\_\_\_\_, 19\_\_\_\_,  
among DOONIE S. TANKERSLEY (hereinafter referred to as Mortgagor) and \_\_\_\_\_  
(hereinafter referred to as Mortgagee):

WITNESSETH THAT, WHEREAS, Mortgagor is indebted to Mortgagee for money loaned for which  
Mortgagor has executed and delivered to Mortgagee a Note of even date herewith in the principal sum of  
fifteen thousand five hundred thirty-four Dollars (\$ 15,334), with interest thereon,  
providing for monthly installments of principal and interest beginning on the \_\_\_\_\_ day of  
April, 1983, and continuing on the \_\_\_\_\_ day of each month thereafter until the  
principal and interest are fully paid;

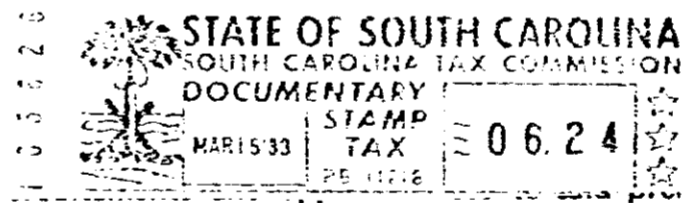
AND WHEREAS, to induce the making of said loan, Mortgagor has agreed to secure said debt and interest  
thereon (together with any future advances) and to secure the performance of the undertakings prescribed in the  
Note and this Mortgage by the conveyance of the premises hereinafter described:

NOW, THEREFORE, in consideration of the aforesaid loan and the sum of Three Dollars (\$3.00) cash in  
hand paid to Mortgagor, the receipt of which is hereby acknowledged, Mortgagor hereby grants, sells, conveys,  
assigns and releases to Mortgagee, its successors and assigns, the following described premises located in  
Greenville County, South Carolina:

*All that piece, parcel or lot of land in the city of Green,  
County of Greenville, State of South Carolina, being shown  
and designated as property of Kenneth E. Splawn, Sr., on  
plat prepared by G.N. Wolfe, R.S., October 3, 1904.*

*Said lot fronts on the southeast side of Union Avenue  
(formerly Bayfield Street) 65.0 feet, has a depth of 88.3  
feet on the easterly side, a depth of 91.4 feet on the  
westerly side and is 66.7 feet across the rear.*

*This is the same property conveyed to mortgagor by deed of  
Kenneth Eugene Splawn, dated January 10, 1970, and recorded  
in deed book 82, page 474 of the office for Greenville County.*



Together with all and singular the rights, members,  
belonging or in anywise incident or appertaining. Including but not limited to all buildings, improvements,  
fixtures, or appurtenances now or hereafter erected thereon, including all apparatus, equipment, fixtures, or  
articles, whether in single units or centrally controlled, used to supply heat, gas, air conditioning, water, light,  
power, refrigeration, ventilation or other services, and also together with any screens, window shades, storm  
doors and windows, screen doors, awnings, stoves and water heaters (all of which are declared to be a part of  
said real estate whether physically attached thereto or not).

TO HAVE AND TO HOLD the same with all privileges and appurtenances thereunto belonging to Mortgagee,  
its successors and assigns, forever, for the purposes hereinafter set out and Mortgagor covenants with Mortgagee,  
its successors and assigns, that Mortgagor is seized of, and has the right to convey, the premises in fee simple;  
that the premises are free and clear of all encumbrances except for a prior mortgage, if any; and that  
Mortgagor will warrant and defend title to the premises against the lawful claims of all persons whomsoever.

MORTGAGOR COVENANTS with Mortgagee, its heirs, successors and assigns as follows:

1. NOTE PAYMENTS. Mortgagor shall make timely payments of principal and interest on the above-mentioned Note and any note(s) secured by lien(s) having priority over Mortgagee's within described lien in the amounts, in the manner and at the places set forth therein. This Mortgage secures payment of said Note according to its terms, which are incorporated herein by reference.
2. TAXES. Mortgagor will pay all taxes, assessments, water rates, and other governmental or municipal charges, fines, or impositions, for which provision has not been made hereinbefore, and in default thereof the Mortgagee may pay the same; and will promptly deliver the official receipts therefor to the Mortgagee. If the Mortgagor fails to make any payments provided for in this section or any other payments for taxes, assessments, or the like, then, the entire amount of the debt secured, or intended to be secured, shall forthwith become due, at the option of said Mortgagee.

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