

MORTGAGE OF REAL ESTATE
GREENVILLE, S.C.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

NOV 30 11 28 AM '83 MORTGAGE OF REAL ESTATE
DONNIE S. TANKERSLEY
R.M.C. WHOM THESE PRESENTS MAY CONCERN

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WHEREAS, THOMAS BRADY WALDROP

(hereinafter referred to as Mortgagor) is well and truly indebted unto L. H. Tankersley and Seth Scruggs

(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 Fifty Three Thousand Dollars and no/100 (\$53,000.00)
Dollars (\$ 53,000.00) due and payable

On or Before November 3, 1984

with interest thereon from June 3, 1984 at the rate of 10% per centum per annum, to be paid Annual

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 Mortgagee 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, being known and designated as the property of J.N. Hodgens, on a survey prepared by Ethan C. Allen Reg. L.S. dated November 11, 1967, and according to said plat, having the following metes and bounds, to-wit:

Beginning at an iron pin in the center of Hodgens Drive, being bound on the north by Property of Abney Mills Renfrew Plant; thence with said Hodgens Drive, S. 26-46 W. 822 feet to an iron pin on the eastern side of Hodgens Drive; thence with the land of J.N. Hodgens S. 1-35 E. 418.1 feet to an iron pin; thence with the common land of J.R. Sullivan, S. 30-15 E. 800 feet to an iron pin; thence S. 26-15 E. 755 feet to an iron pin; thence N. 64 E. 1045.2 feet to an iron pin; thence with the common line of Abney Mills Renfrew Plant, N. 27-30 W. 1801.8 feet to an iron pin; thence N. 53 W. 555.7 feet continuing on the line of abney Mills Renfrew Plant; thence N. 55 W 178.2 feet to the beginning corner, containing 52 acres, more or less.

This being the same property from Dolly Batson Hodgens recorded April 26, 1974 in Deed Book 997 page 830.

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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 hereinafore 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 Mortgagee and all persons whatsoever lawfully claiming the same or any part thereof

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