

FILED GREENVILLE CO. S. C.

FANT & FANT ATTYS. our file 9274

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MAY 19 10 35 AM '79

MORTGAGE OF REAL ESTATE

DONNIE S. TANKERSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.H.C.

3362 Westbury Drive
Columbia S.C. 29201

WHEREAS, William Timothy Dyar

(hereinafter referred to as Mortgagor) is well and truly indebted unto Roy C. Cunningham

(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 Seven Thousand, Five Hundred and No/100

Dollars (\$ 7,500.00) due and payable
as follows: \$2,500.00 on May 17, 1979, \$2,500.00 on May 17, 1980 and \$2,500.00 May 17, 1981.

with interest thereon from date at the rate of 8 1/2 per centum per annum, to be paid: ANNUALLY

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, South Carolina, near the town of Mauldin, South Carolina, on Baldwin Road, and being shown and designated as Tract No. 2, on a plat entitled "Property of Roy C. Cunningham", prepared by Gould & Associates, Surveyors, dated September 23, 1977, and recorded in the REC Office for Greenville County, S. C. in Plat Book 5-W at page 12, and having according to said plat such metes and bounds as shown thereon, reference is hereby made to said plat for a more particular description

This being the same property conveyed to the Mortgagor by Deed of Roy Cunningham, of even date to be recorded herewith.

32850
MAY 10 1979
William Timothy Dyar
Mortgagor
Roy C. Cunningham
Mortgagee

Handwritten signature of Roy C. Cunningham

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MAY 19 12 46 PM '79
DONNIE S. TANKERSLEY
R.H.C.

DOCUMENTARY STAMP TAX \$3.00

6576
MAY 19 78
410
630

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 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.

2.5000
1.0000