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DONNIE S. TANKERSLEY

300 1407 Ha 315

First Mortgage on Real Estate

R.H.C.
MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: VANCE W. CLINE, JR. and JANE W.

CLINE, a/k/a ELEANOR JANE CLINE (hereinafter referred to as Mortgagor) SEND(S) GREETING:

(\$20,000.00), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is twenty (20) years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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.

PARCEL 1: "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, on the western side of West Augusta Place in the City of Greenville, and being shown as the rear portion of Lots 18 and 19 on a plat of the property of D. W. Cochran, recorded in Plat Book I at Pages 92 and 93 and being described on a more recent plat of property of F. L. Waters, dated January 28, 1963, prepared by Carolina Engineering and Surveying Company, as follows:

BEGINNING at an iron pin on the southern side of West Augusta Place, said pin being at the rear corner of Lot 19 as shown on first mentioned plat, and running thence with the southern side of West Augusta Place S. 33-54 E. 52 feet; thence continuing S. 57-08 E. 71.3 feet to an iron pin; thence S. 57-11 W. 29.4 feet to an iron pin in the common line of Lots 18 and 19; thence S. 35-54 W. 20 feet, more or less, to an iron pin at the rear corner of a lot now or formerly belonging to F. L. Waters; thence with the rear line of said lot S. 51-25 W. 64.3 feet to an iron pin in the joint line of Lots 19 and 20; thence N. 34-10 W. 120 feet to an old iron pin; thence N. 38-13 E. 68.2 feet to an old iron pin, the point of beginning.

Derivation: Deed of F. L. Waters recorded May 6, 1963 in Deed Book 722 at Page 145.

PARCEL 2: 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, on the southern side of West Augusta Place being shown and designated on survey for R. E. Gregory and Company, dated September 15, 1976, prepared by W. R. Williams, Jr., Engineer, recorded in Plat Book 5-T at Page 84, as follows:

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

ा कहर के प्रतर्भ हुए। प्रवाह के कार प्रदेश का के **विकास कर के किस्ता कर कर कर के अस्ता कर की उन्ह**ें कुल की हैं कि कि

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