BOOK 1458 PAGE 385

## **MORTGAGE**

DONNIE S. TANKERSLEY R.H.C.

Whereas, Borrower is indebted to Lender in the principal sum of ... Forth-Eight. Thousand.....

(\$48,000.00)

Dollars, which indebtedness is evidenced by Borrower's note dated. February 27, 1979.... (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on ... \*\*Accided to the indebtedness of the indebtedness of the indebtedness is not sooner paid, due and payable on ... \*\*Accided to the indebtedness of the indebtedness of the indebtedness is not sooner paid, due and payable on ... \*\*Accided to the indebtedness of the indebtedness of the indebtedness is not sooner paid, due and payable on ... \*\*Accided to the indebtedness of the indebtedness of the indebtedness is not sooner paid, due and payable on ... \*\*Accided to the indebtedness of th

To Secure to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of. Greenville......, State of South Carolina: on the Western side of Spring Forest Road near the City of Greenville being shown as Lot No. 22 on a Plat of Spring Forest Subdivision recorded in Plat Book "XX" at page 126, having the following description:

BEGINNING at an iron pin on the Western side of Spring Forest Road at the corner of lot No. 21 and running with such road N. 10-18 W. 48 feet and N. 0-12 E. 60.9 feet to an iron pin at the corner of Lot 23, thence N. 69-28 W. 206.4 feet to an iron pin, thence S. 10-30 E. 179.9 feet to an iron pin at the corner of Lot 21, thence S. 89-02 E. 168.8 feet to the point of beginning.

Being the property conveyed to the mortgagors by deed of McCall Construction Company, Inc.

dated 8/11/66 recorded in book 804 at 93

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To Have and to Hold unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

SOUTH CAROLINA-1 to 4 Family--6/75--FNMA/FHLMC UNIFORM INSTRUMENT

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