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MORTGAGE OF REAL METATE-Offiche Silving Conference odd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SQUE CAROLIVA

FEB 2 11 48 AH '73

MORTGAGE OF REAL ESTATE

DONNIE S. TANKERSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN

HERRIS, PAYE W. PAUL

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE PEOPLES NATIONAL BANK, GREENVILLE, SOUTH CAROLINA

(hereinafter referred to as Mortgages) 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 Three Thousand, Forty and No/100-----

Dollars (\$ 3,040.00) due and payable

in full one (1) year after the date hereof;

with interest thereon from date

at the rate of eight

per centum per annum, to be paid: quarterly

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 Mortgagor 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 of the mortgagor's interest, the same being an undivided one-fifth (1/5) interest, in and to all that certain piece, parcel or lot of land, together with improvements thereon, situate, lying and being in the City of Greenville, Greenville County, South Carolina, at the corner of James Street and David Street, and having the following metes and bounds:

Beginning at the northwestern corner of James Street and David Street and running thence with James Street in a northeasterly direction 90 feet to a point; thence in a north-westerly direction 145 feet, more or less, to a point in the line of property now or formerly owned by Bruce; thence with the line of Bruce property 90 feet, more or less, to a point on the eastern side of David Street; thence with David Street in a south-easterly direction 152 feet, more or less, to the point of beginning.

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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.