

MORTGAGE OF REAL ESTATE—Prepared by WILKINS & WILKINS, Attorneys at Law, Greenville, S. C.

BOOK 1290 PAGE 639

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
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MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY

WHEREAS, WE, WILLIE PEARSON & ROSE MARY PEARSON

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & TRUST COMPANY

(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

SIX THOUSAND THREE HUNDRED NINETY NINE & 84/100 Dollars (\$ 6,399.84) due and payable \$133.33 on the 27th day of October, 1973 and a like amount on the 27th day of each and every month thereafter until paid in full on Sept 27, 1977. Interest at the rate of 7% has been computed and added in.

with interest thereon from maturity at the rate of 8 per centum per annum, to be paid: monthly

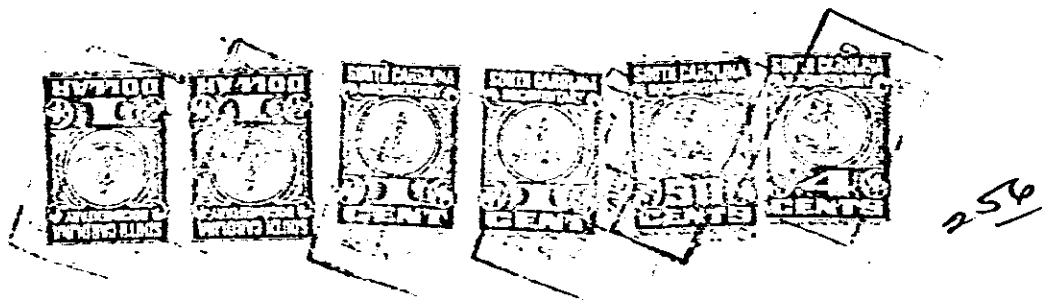
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, the Mortgagee's heirs, 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, having the following metes and bounds:

PARCEL NO. 1. Beginning at the corner of property now or formerly belonging to Bennie Connor, and running thence in a northerly direction along the Connor line 220 ft. more or less, to an iron pin; thence in an easterly direction 170 feet more or less to a 20 ft. drive designated as "C" Street (now known as Tilfair Street); thence in a southerly direction along the said street 230 feet more or less to an iron pin on Worley Road; thence along the northern side of Worley Road 147.5 feet more or less to an iron pin, the point of beginning.

PARCEL NO. 2. Beginning at corner of lot now or formerly of Jeff Raines and Lillie Belle Raines and running in an easterly direction 170 feet more or less to a 20 ft. drive known as "C" Street (now known as Tilfair Street); thence along said street in a northerly direction 50 feet more or less, to an iron pin; thence in a westerly direction 176 feet, more or less, to Connor's line; thence with Connor's line 50 feet more or less to the 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 Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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