

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE—Prepared by HILEY AND RILEY, Attorneys at Law, Greenville, S. C. BOOK 1291 PAGE 573
SEP 29 3 33 PM '73

STATE OF SOUTH CAROLINA } DONNIE S. TANKERSLEY MORTGAGE OF REAL ESTATE
COUNTY OF GREENVILLE } R.H.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, MARTHA W. GREENE

(hereinafter referred to as Mortgagor) is well and truly indebted unto SIMPSONVILLE LUMBER & SUPPLY COMPANY, INC.,

(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

FOUR THOUSAND AND NO/100----- Dollars (\$4,000.00) due and payable

one (1) year from date

with interest thereon from date at the rate of eight (8%) per centum per annum, ~~6.00%~~

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:

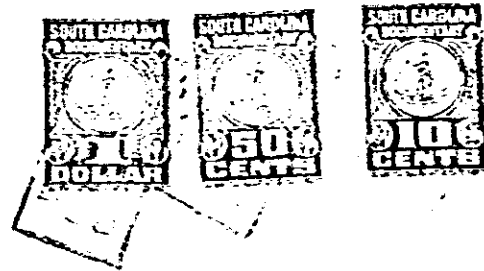
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, in Austin Township, being shown on plat of property of Martha W. Greene, dated August 1, 1973, prepared by T. H. Walker, Jr., R.L.S., and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin in center of Apple Blossom Lane and running thence with line of property of Greer, N. 58-00 E., 313.7 feet to iron pin in center of branch; thence with centerline of branch, the meanders of which are N. 36-45 W., 110 feet to an iron pin; thence S. 58-00 W., 313.2 feet to an iron pin in center of Apple Blossom Lane; thence with the centerline of Apple Blossom Lane, S. 36-15 E., 110 feet to the beginning corner, containing 0.78 acres, more or less.

This mortgage is second and junior in lien to mortgage in favor of United Federal Savings and Loan Association in the original amount of Twenty-Two Thousand Eight Hundred and No/100 (\$22,800.00) Dollars, recorded August 8, 1973 in REM Volume 1287 at Page 361 in the R.M.C. Office for Greenville County, South Carolina.

This being the same property conveyed to the Mortgagor herein by Deed recorded in Deed Volume 974 at Page 432 in the R.M.C. Office for Greenville County, South Carolina.



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 building 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 in any part thereof.

09-11

4328 IV-2