

FILED  
STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.  
COUNTY OF GREENVILLE  
MAR 12 9 03 AM '77

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY

WHEREAS, ELMER L. MICHAEL AND ALLENE C. MICHAEL

(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 Thirteen Thousand Five Hundred and No/100-----

----- Dollars (\$ 13,500.00 ) due and payable

in accordance with terms of note of even date herewith.

with interest thereon from date at the rate of seven 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, its successors and assigns:

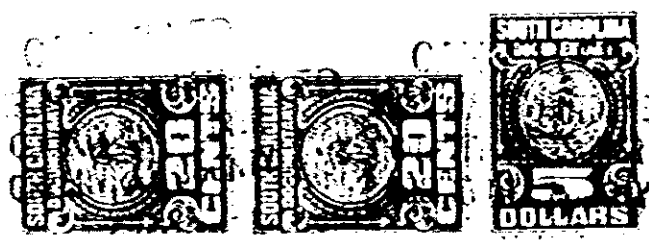
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

Greenville, being on the southwestern corner of the intersection of Kenilworth Drive and Donington Drive, and being shown and designated as Lot 83 on plat entitled Kingsgate, made by Piedmont Engineers & Architects, 1/9/69, and recorded in the R.M.C. Office for Greenville County in Plat Book WWW, Pages 44 and 45, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the western side of Donington Drive, joint corner of Lots 81 and 83, and running thence along the common line of said Lots S. 77-35 E., 187.7 feet to a point in line of Lot 82; thence along the rear lines of Lots 82 and 83 N. 16-50 W., 213.1 feet to a point on the south side of Kenilworth Drive; thence along Kenilworth Drive N. 82-16 E., 33.0 feet to a point; thence still with Kenilworth Drive S. 74-09 E., 162.6 feet to a point; thence following the curve of the intersection of Kenilworth Drive and Donington Drive S. 45-46 E., 42.9 feet to a point; thence along Donington Drive S. 14-45 E., 97.0 feet to the point of beginning.

This mortgage is junior in lien to that certain mortgage executed in favor of First Federal Savings & Loan Association in the original amount of \$33,500.00 recorded in the R.M.C. Office for Greenville County, S.C. in Real Estate Mortgage Book 1165, Page 271 and having a present balance of \$31,197.97.

3.540



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.

0661

4328 RW-2