

STATE OF SOUTH CAROLINA } AUG 23 3 44 PM '76 MORTGAGE OF REAL ESTATE
COUNTY OF GREENVILLE } DONNIE S. TANKERSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.H.C.

WHEREAS, GOLDEN STRIP REALTY, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto GOLDEN STRIP ENTERPRISES, INC.
111 E. Curtis, Simpsonville, SC, 29681

(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
-----TWENTY-SIX THOUSAND ONE HUNDRED SIXTY-EIGHT AND 11/100-----
-----Dollars (\$ 26,168.11) due and payable

on or before ten (10) years from date, with the full right to pay in advance without penalty, with interest payable on the declining balance

with interest thereon from date at the rate of 7 3/4% 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:

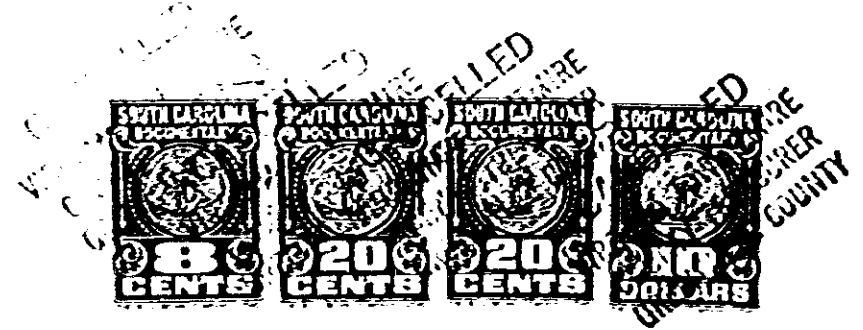
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 the Town of Simpsonville, being known and designated as Lot No. 3 on Plat of ROLAND HEIGHTS, plat thereof recorded in the RMC Office for Greenville County in Plat Book S at page 34 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the Northeasterly corner of the intersection of S. C. Highway 417 (formerly known as U.S. Highway 276) and Morgan Circle and running thence with Morgan Circle N. 52-16 E., 175 feet to a point; thence N. 35-09 W., 87.50 feet to a point; thence S. 82-16 W., 175 feet to a point along S. C. Highway 417; thence with the edge of said highway S. 35-09 E., 87.5 feet to the beginning corner.

Being the same property conveyed to the mortgagors herein by deed of Golden Strip Enterprises, Inc., to be recorded, and the same property conveyed to Golden Strip Enterprises, Inc., by Beatrice Holly by deed dated June 17, 1971 and recorded in the RMC Office for Greenville County in Deed Volume 918 at page 276.

This mortgage is second and junior in lien to that certain note and mortgage in favor of Fountain Inn Federal Savings and Loan Association (now United Federal Savings and Loan Association) in the original amount of \$8,000.00 recorded June 12, 1963, in REM Volume 925 at page 190 with a balance due of \$3,831.89, said first mortgage having been assumed by Golden Strip Realty, Inc.



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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