

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

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WHEREAS, HOWARD ARTHUR S. TANKERSLEY
R.H.C.

(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 EIGHTEEN THOUSAND AND NO/100

Dollars (\$18,000.00) due and payable in

SIXTY MONTHLY INSTALLMENTS BEGINNING JULY 15, 1978 AND BEING PAYABLE ON THE SAME DATE OF EACH SUCCESSIVE MONTH UNTIL SAID INDEBTEDNESS IS PAID IN FULL.

with interest thereon from DATE at the rate of 10% per centum per annum, to be paid: WITH PRINCIPAL IN SIXTY MONTHLY INSTALLMENTS AS STATED ABOVE.

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:

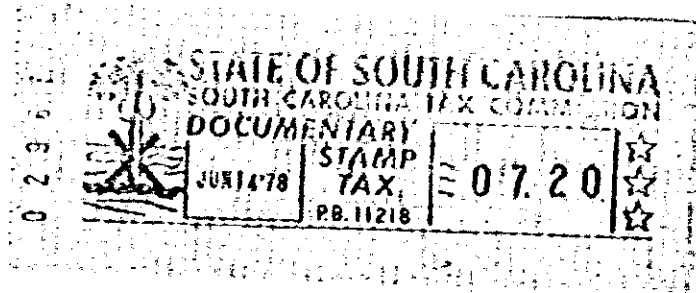
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 known and designated as Lot #79, on a revised plat of property of Cedar Vale Subdivision, as shown in Plat Book 4F at Page 12, in the R.M.C. Office for Greenville County, reference to said plat being made for a further metes and bounds description.

This conveyance is made subject to recorded easements, rights-of-ways and restrictions of record.

This being the same property conveyed to the Mortgagor by W.H. Leslie, Inc. dated May 19, 1972 and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 944 at Page 39 on May 19, 1972.

Lien of this mortgage is junior and subordinate to the lien of that certain mortgage from the mortgagor herein to First Federal Savings and Loan dated and recorded May 19, 1972, in Mortgage Book 1234 at Page 159, R.M.C. Office for Greenville County, South Carolina.



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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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