

P.O. 1179

\$6,400.00 NET PROCEEDS OF LOAN

Vol 1473 Page 169

Assess. Sec.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S.C. MORTGAGE OF REAL ESTATE

JUL 11 3 57 PM '79

WHEREAS, **DONNIE S. TANKERSLEY**  
**MARION DOUGLAS STEGALL**

(hereinafter referred to as Mortgagor) is well and truly indebted unto  
**COMMUNITY BANK**

(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 **Eight Thousand Seven Hundred Forty-eight and 60/100** Dollars (\$ 8,748.60) due and payable

in 60 monthly installments of \$145.81 each on the 15th day of each month commencing August 15, 1979 and continuing until paid in full

with interest thereon from date at the rate of **13%** 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:

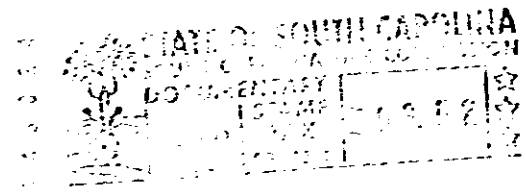
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of **Greenville**, containing **9.98** acres, more or less, as shown on plat entitled "Survey for James D. Jarrell, Jr., et al", dated September 30, 1977, prepared by C. O. Riddle, R.L.S., and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a new iron pin on the southern side of S. C. Highway 418 at the joint front corner of the within tract and a tract containing 9.96 acres and running thence along the southern right-of-way of S. C. Highway 418, N. 75-14 E., 203.35 feet to a point; thence N. 66-21 E., 305.15 feet to a point; thence N. 67-10 E., 288 feet to a point and N. 65-03 E., 382.94 feet to a point at the joint corner of the within tract and property now or formerly of Dynamic Technology Corporation; thence S. 25-01 E., 569 feet to an old iron pin; thence S. 66-48 W., 404.8 feet to a new iron pin; thence N. 76-38 W., 984 feet to a new iron pin on the southern side of S. C. Highway 418, the point and place of beginning.

This being the identical property conveyed to Marion Douglas Stegall by deed of William E. and Mary Edna Lollis as recorded October 17, 1977 in Deed Book 1066 at Page 889 in the RMC Office for Greenville County.

This being a second mortgage and junior in lien to that certain mortgage given to United Federal Savings and Loan Association as recorded January 20, 1978 in the RMC Office for Greenville County in Mortgage Book 1421 at Page 522 and having a current balance of \$37,487.96.

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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 of all 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 such 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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