

Mortgagee's Address: Eleven East Forsyth Street, Jacksonville, Florida 32202

GREENVILLE CO. S.C.

**MORTGAGE**

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THIS MORTGAGE is made this 16th day of October, 1980, between the Mortgagor, Donnie Tankersley, and the Mortgagee, American Heritage Life Insurance Company, a corporation organized and existing under the laws of Florida, whose address is Eleven East Forsyth Street, Jacksonville, Florida 32202 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Thousand and No/100 (\$50,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 16, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2000;

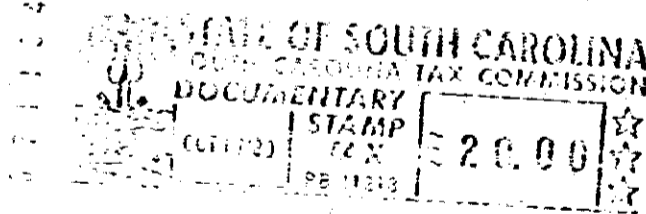
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that certain piece, parcel, or lot of land, together with all improvements thereon, lying and situate in the County of Greenville, State of South Carolina, shown and designated as Lots #46 and the western one-half (1/2) of Lot #45 of the plat of Edwards Forest, Section 4, dated December, 1965 prepared by C.O. Riddle. Said plat is recorded in the RMC Office for Greenville County and according to said plat, has the following metes and bounds:

BEGINNING at an iron pin at the joint corner of Lots #46 and 47 of said plat and running thence N. 40-05 W. 198.4 feet to an iron pin; thence turning and running N. 54-24 E. 150.3 feet to an iron pin; thence turning and running S. 40-03 E. 190 feet to an iron pin in the right-of-way of Elmwood Drive; thence turning and running S. 49-57 W. 150 feet to the point of beginning.

This conveyance is made subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record.

This being the identical premises heretofore conveyed to the Mortgagors herein by deed of Deborah B. Hearn, dated February 23, 1979, and recorded in the Greenville County RMC Office in Deed Book 1097, at page 394, on February 26, 1979.



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which has the address of 20 Elmwood Drive, Taylors, S.C. 29687 (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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