

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
S.C.

apt 188
} Willow Creek
} Cleveland St
} Greenville, SC 29601

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEP 23 3 37 AM '81

DONNIE S. TANKERSLEY
WIFE OF Greg R. Anderson & Linda W. Anderson

(hereinafter referred to as Mortgagor) is well and truly indebted unto Mary F. Wilson

(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 Fifty-Four Thousand Five Hundred

Dollars (\$ 54,500.00) due and payable

according to the terms of that certain note of even date

MFW
with interest thereon from January 2, 1982 at rate of 14% per centum per annum, to be paid:

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, City of Greenville, on the southern side of Mountain View Avenue and being known and designated as Lot No. 12, Block B of Oakland Heights, plat of which is recorded in the REC Office for Greenville County in Plat Book F, Page 204, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Mountain View Avenue, joint front corner of Lots 12 and 13, said pin also being 75 feet west from the southwestern corner of the intersection of Mountain View Avenue and Townes Street, and running thence with the line of Lot 13 S. 09-45 W. 170.6 feet to an iron pin on the northern side of a 19 foot alley; thence with the northern side of said alley N. 80-15 W. 75 feet to a stake; thence running with the line of Lot 11 N. 09-45 E. 170.6 feet to a stake on the southern side of Mountain View Avenue; thence running with the southern side of Mountain View Avenue S. 80-15 E. 75 feet to an iron pin at the point of beginning.

This conveyance is made subject to the restrictions, easements and rights of way of record affecting said property.

This is the same property conveyed to the Mortgagors by deed of Mary F. Wilson of even date to be recorded herewith.

This is a Purchase Money Mortgage.

REC'D - SEP 23 1981 1:03

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
21.80
SEP 22 1981
REC 11218

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 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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