

STATE OF SOUTH CAROLINA } FILED
COUNTY OF GREENVILLE } CO. S. C.
Oct 12 9 56 AM '82

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
WHEREAS, I, Debra Jean Grindstaff

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

E. J. Mathis
129 Oakvale Drive
Greenville, S. C. 29607

(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

Two Thousand and No/100----- Dollars (\$ 2,000.00) due and payable

twelve months from date; payable at the rate of \$100.00 per months commencing on November 8, 1982 and continuing for twelve months.

with interest thereon from date at the rate of Ten (10%) per centum per annum, to be paid: at maturity

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:

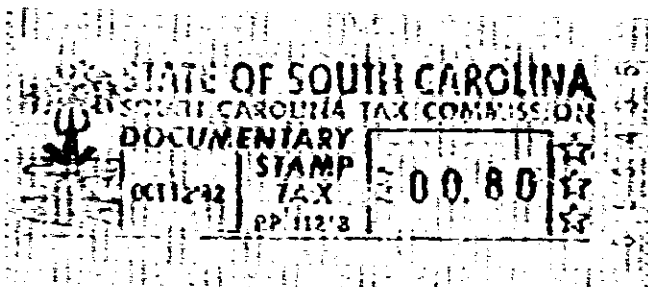
*ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, as follows:

ALL that tract or lot of land in Greenville County, State of South Carolina, known and designated as the eastern half of Tract No. 30 of Oakvale Farms and having, according to plat recorded in the R.M.C. Office for Greenville County in Plat Book M, at Page 15, the following metes and bounds, to-wit:

BEGINNING at a point on a road, the joint front corner of Tracts Nos. 29 and 30 and running thence with said road North 87-44 West 125 feet to the center of Lot No. 30; thence down the center line of Lot No. 30 South 30-02 West 1073.95 feet to a point in the center of the rear line of Lot No. 30; thence South 61-44 East 110.6 feet to the joint rear corner of Tracts Nos. 29 and 30; thence with the joint line of Tracts Nos. 29 and 30 North 30-02 East 1178.7 feet to the point of BEGINNING, containing 2.5 acres, more or less.

This is a portion of the property conveyed E. J. Mathis and Mary Lee Mathis by Lillie S. Osborne and others May 18, 1949 and recorded in the R.M.C. Office for Greenville County in Deed Book 381, page 549. This is the identical property conveyed Debra Jean Grindstaff by E. J. Mathis and Mary Lee Mathis by deed dated and recorded herewith.

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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.