

FILED
GREENVILLE CO. S. C.
MAY 11 4 20 PM '79

MORTGAGE

BOOK 68 PAGE 1836
VOL 1463 PAGE 193

DONNIE S. TANKERSLEY made this 11th day of May 1979, between the Mortgagor, Brown Enterprises of S.C., Inc. (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 500 East Washington Street, Greenville, S.C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Five Thousand Six Hundred and No/100 (\$25,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 11, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 11, 1980

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, situate lying and being in the County of Greenville, State of South Carolina and being known and designated as Lot No. 197, Sunny Slopes Subdivision, Section Three according to a plat prepared of said subdivision by C. O. Riddle, Surveyor, November 11, 1976, and which plat is recorded in the R.H.C. Office for Greenville County, South Carolina, in Plat Book 6-4, at Page 11, and to which said plat reference is craved for a more complete description thereof

The within property is the same property conveyed to the Grantor herein by deed of L. H. Tankersley, as Trustee, on even date herewith and which said deed is being recorded simultaneously with the recording of this instrument.

Donnie S. Tankersley
November 11 1979
Karen Ann Miller

15554

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP
TAX
10.24
FEB 11 1979

which has the address of Cedar Creek Drive, Travelers Rest, S.C. 29690 (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 seized 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.

GREENVILLE CO. S. C.
Nov 6 4 23 PM '79
DONNIE S. TANKERSLEY

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