

REBUTATION NO. 22
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE, S. C.
FEB 23 3 51 PM '73

BOOK 1267 PAGE 623

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

WHEREAS, Henry T. Little
DONNIE S. TANKERSLEY
R.H.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Citizens and Southern National Bank of South Carolina

(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

Sixty Five Thousand and no/100----- Dollars (\$65,000.00) due and payable over a ten (10) year period with interest thereon according to the terms and provisions of the aforesaid note.

~~with interest thereon from _____ 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 southwestern side of Cleveland Street Extension, being shown and designated as Lot 3 on a plat of Professional Park-on-Cleveland, site plan recorded in the RMC Office for Greenville County, S. C. in Flat Book 4S, page 49, and also being shown as Lot 3 on a plat entitled "Professional Park on Cleveland" by Campbell & Clarkson Surveyors, Inc. dated December 27, 1971, revised February 15, 1972, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin which is located S. 66-36 E. 8.3 feet from the existing right of way of Cleveland Street Extension in the common line of property of Duke Power Company and the property herein described, and running thence S. 56-06 E. 60 feet to an iron pin at the joint corner of Lots 2 and 3 and thence running along the line of said lots S. 24-47 W. 39 feet to an iron pin; thence S. 32-03 W. 80 feet to an iron pin; thence N. 57-57 W. 45 feet to an iron pin; thence N. 8-41 W. 87.6 feet to an iron pin in the line of property of Duke Power Company; thence with the line of the property of Duke Power Company N. 66-36 E. 65.7 feet to the point of beginning.

Also, all of the mortgagor's right, title and interest in and to easements for ingress and egress in and over that 7 foot strip of land reserved for future widening of Cleveland Street Extension shown on said plat and lying between the above described lot and Cleveland Street Extension as it presently exists.

It is understood and agreed between the parties to this instrument that upon the sale, assignment, transfer or assumption of this mortgage to or by a third party without the written consent of the mortgagee, the entire unpaid balance of the note secured by this mortgage, with accrued interest, shall become due and payable in full or may, at the mortgagee's option, be continued on such terms, conditions, and rates of interest as may be acceptable to the mortgagee.

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.