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GREENVILLE, CO. S. C.

BOOK 1271 PAGE 231

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
MORTGAGE OF REAL ESTATE
DONNIE S. TANKERSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN,
R.M.C.
Mar 30 10 50 AM '73

WHEREAS, I, Max D. Thompson, am

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

Harold L. Dillard, Marie V. Finley and Annie C. Richardson

(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, Four Hundred Seventy-Five and No/100----

Dollars (\$ 2,475.00) due and payable

Due and payable on or before five (5) years from date without interest.

with interest thereon from at the rate of 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 my right, title and interest, the same being 1/4 interest, in the following
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, in Gantt Township, known as a portion of Tract No. 3 of plat of property of Julia D. Charles made by W. J. Riddle, Surveyor, April 30, 1936, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of White Horse Road, corner of Tract No. 4, which pin is 707 feet east of the corner of property now or formerly of Arnold and running thence with the line of Tract 4, S. 31-20 W. 796.5 feet to a point on the northern side of a 10-foot road; thence with the line of said road, S. 65-15 E. 97.6 feet to an iron pin at the corner of a lot heretofore conveyed to W. K. Greer by deed recorded in the R. M. C. Office for Greenville County in Deed Vol. 285 at Page 433; thence along the line of that lot, N. 31-20 E. 756.36 feet to an iron pin on the White Horse Road; thence along the southern side of the White Horse Road, N. 41-48 W. 22 feet; thence continuing along the southern side of the White Horse Road, N. 41-36 W. 79 feet to the beginning corner.

It is understood and agreed that this mortgage is junior in lien to that certain note and mortgage given by the mortgagor and mortgagees to Grace H. Painter in the sum of \$23,430.00, dated March 29, 1973, to be recorded herewith.

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.