

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
GREENVILLE CO. S. C.

DEC 31 10 53 AM '73

DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, VASCO PEEPLES AND LOIS PEEPLES

(hereinafter referred to as Mortgagor) is well and truly indebted unto James B. Tankersley

(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 Twenty Thousand and no/100 ----- Dollars (\$20,000.00) due and payable

in five equal annual installments of \$4,000.00 each

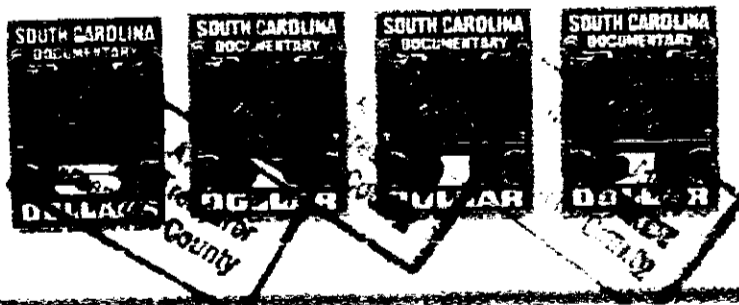
with interest thereon from date at the rate of Six (6%) per centum per annum, to be paid annually

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 containing 23.8 acres more or less, situate, lying and being in the Douthit Cove area of Greenville County, State of South Carolina and having according to a recent plat entitled "Survey for James B. Tankersley" prepared by W. R. Williams, Jr., registered LS in November, 1973, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of a right-of-way owned by the Greenville City Water Works, which point is 775 feet N. 2-53 E. from the center of S. C. Highway S. 23-90; running thence N. 2-53 E. 329.0 feet to an old iron pin; thence along line of property now or formerly of Burgess N. 70-45 E. 2044.6 feet crossing a marked stone to an old stone and iron pin at the property corner now or formerly of Talley and Lawton; thence S. 21-49 E. 651.5 feet to an old iron pin in the center of the City of Greenville Water Works right-of-way; thence along the center of a road running along said right-of-way; N. 89-06 W. 445.5 feet to an iron pin; and N. 85-49 W. 606.0 feet to a point of beginning.



Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.