

MORTGAGE OF REAL ESTATE  
GREENVILLE CO. S. C.  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

1908 455

1975  
DONNE C. TANKERSLEY  
A.M.C.

MORTGAGE OF REAL ESTATE

WHEREAS, L. H. TANKERSLEY AND SETH SCRUGGS

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

(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 Thirty Thousand and No/100-----

-----Dollars (\$30,000.00 ) due and payable

in three (3) annual installments plus interest of Ten Thousand and No/100 (\$10,000.00) Dollars commencing on March 23, 1975.

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, being known and designated as the Property of J. N. Hodgins, on a survey prepared by Ethan C. Allen Reg. L. S. dated November 11, 1967, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Hodgins Drive, being bounded on the north by Property of Abney Mills Renfrew Plant; thence with said Hodgins Drive, S. 26-46 W. 822 feet to an iron pin on the eastern side of Hodgins Drive; thence with the lands of J. N. Hodgins, S. 1-35 E. 418.1 feet to an iron pin; thence with the common land of J. R. Sullivan, S. 30-15 E. 800 feet to an iron pin; thence S. 26-15 E. 755 feet to an iron pin; thence N. 64 E. 1045.2 feet to an iron pin; thence with the common line of Abney Mills Renfrew Plant, N. 27-30 W. 1801.8 feet to an iron pin; thence N. 53 W. 555.7 feet continuing on the line of Abney Mills Renfrew Plant; thence N. 55 W. 178.2 feet to the beginning corner, containing 52 acres, more or less.



Together with all and singular rights, members, hereditaments, 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.

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