

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

1310 637

FILED MORTGAGE OF REAL ESTATE
GREENVILLE CO. S. C.
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JOY K. AYERS

(hereinafter referred to as Mortgagor) is well and truly indebted unto L. H. TANKERSLEY and P. D. 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 TWELVE THOUSAND SEVEN HUNDRED FIFTY AND NO/100-----Dollars (\$12,750.00) due and payable as follows: One Thousand and No/100 (\$1,000.00) Dollars plus interest on the 15th day of April 1974, and One Thousand and No/100 (\$1,000.00) Dollars plus interest on the 15th day of each third month thereafter until paid in full,

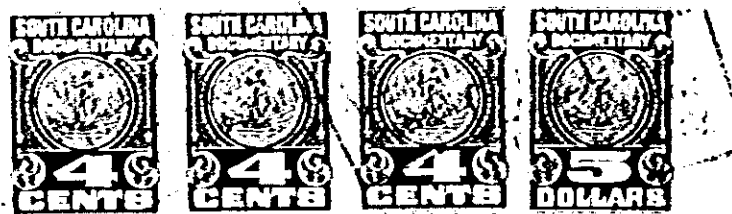
with interest thereon from date at the rate of nine per centum per annum, to be paid: quarterly

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, near the City of Greenville, being known and designated as Lot No. 371 on a plat of Botany Woods, Addition to Section 6, prepared by Piedmont Engineers and Architects, and, according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Botany Road at the joint front corners of Lots No. 370 and 371 and running thence S. 65-52 W., 183.41 feet to an iron pin in the line of Lot No. 370; thence turning and running N. 33-13 W., 200 feet to an iron pin on Rollingbridge Drive; thence running along Rollingbridge Drive, N. 46-55 E., 93.7 feet to an iron pin; thence continuing with the said Drive, N. 54-30 E., 111.45 feet to an iron pin; thence continuing still with said Drive, N. 63-03 E., 35.95 feet to an iron pin; thence turning and running along the curve of Rollingbridge Drive, the chord of which is S. 66-07 E., 30 feet to an iron pin on Botany Road; thence running along Botany Road, S. 15-18 E., 95.1 feet to an iron pin; thence continuing with Botany Road, S. 20-25 E., 82.1 feet to an iron pin; thence continuing still with Botany Road, S. 22-8 E., 50 feet to an iron pin; point of beginning.



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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