MORTGAGE OF REAL ESTATE -

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STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE

AUG 15 12 25 FNO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY R.H.C.

WHEREAS, CHARLESE, YATES

(hereinafter referred to as Mortgagor) is well and truly indebted unto MARVELENE L. YATES

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's premissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Two Thousand and No/100

-----Dollars (\$ 2,000.00) due and payable

August 1, 1977

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 assassments, 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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the seating and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, self and release unto the Mortgagoe, 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 Travelers Rest, South Carolina, being known and designated as the property of Judith C. Lathan on plat recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 00, page 340, and shown on plat of property of Ralph E. Lathan recorded in the RMC Office for Greenville County, South Carolina, in Plat Book KKK, page 13, and having according to a more recent survey made by R. K. Campbell, Surveyor entitled property of William Monroe Phillips, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southwest side of Church Street, said pin being 877 feet in a southwesterly direction from the intersection of said street with Little Texas Road and running thence with Church Street, S. 33-00 E. 100 feet to an iron pin; thence with the line of property of now or formerly Seaborn, S. 60-46 W. 183 feet to an iron pin; thence with the line of property now or formerly Bishop, N. 32-43 W. 100 feet to an iron pin; thence with the line of property of now or formerly R. M. Church, N. 60-45 E. 182.5 feet to the 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 thereform, 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.

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The Mortgagor covenants tract 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever fawfully claiming the same or any part thereof.

C.VO ACCA

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