

FILED  
GREENVILLE CO. S. C.

1975 1000 105

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

OCT 1 2 23 PM '75  
JOHNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JOHNIE S. TANKERSLEY (hereinafter referred to as Mortgagor) is well and truly indebted unto

(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 Four Thousand and no/100

----- Dollars (\$ 4000.00 ) due and payable

a cash payment of \$1000.00 down on the 11th day of July, 1975 and a cash payment of \$60.00 on the 11th day of August, 1975 with a cash payment of \$60.00 on the 11th day of each and every successive month thereafter until paid in full. Payments shall first apply to interest and then to principal.

with interest thereon from July 11, 1975 at the rate of 12 per centum per annum, to be paid monthly.

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, on the west side of Whitney Street, in the Village of S. Slater and Sons, Inc., at Slater, being known and designated as Lot 15 of Block C as shown on a plat of the Village of S. Slater and Sons, Inc., made by J. W. Birrine and Company, Engineers, on July 10, 1940, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book K, Page 43, 44 and 45 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Whitney Street at joint front corner of Lots 14 and 15 of Block C and running thence with line of Lot 14, N. 57-30 W. 125 feet to an iron pin; thence with the rear line of Lot No. 22 S. 0-28 W. 25.55 feet to an iron pin; thence N. 89-42 W. 137.05 feet to an iron pin on the west side of Whitney Street; thence with west side of Whitney Street, S. 10-50 W. 50 feet to an iron pin; thence continuing with west side of Whitney Street, S. 26-52 W. 50 feet to the beginning corner.

The above described property is the same conveyed by deed recorded in R.M.C. Office for Greenville County in Deed Book 391 at Page 117.

This property is conveyed subject to all restrictions, right of ways, easements and zoning ordinances of record or on the ground affecting said property.

5.1.60



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.

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