

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE
APR 5 3 08 PM '76 ALL WHOM THESE PRESENTS MAY CONCERN.

DONNIE S. TANKERSLEY
WHEREAS, JERRY L. MASSMY.

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

THE PALMETTO BANK

(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 (\$4,000.00) due and payable

in thirty-six (36) monthly installments of One Hundred Thirty-One and 32/100 (\$131.32)

with interest thereon from date at the rate of 11.14 ^{A.P.R.} per centum per annum, to be paid

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 Lots Nos. 1 and 3 of property known as Sanders Knoll, property of Ben C. Sanders, according to a plat thereof prepared by C. O. Riddle, Surveyor, dated March, 1972 and having according to said plat, the following metes and bounds, to-wit:

Lot No. 1 is described as follows: BEGINNING at a point in the center of S.C. Highway No. 417 at the joint front corner of Lots Nos. 1 and 2, and running thence with the center of S.C. Highway No. 417, N. 9-14 E. 86.1 feet to an old railroad spike, and running thence with the center of S.C. Highway No. 417, N. 17-09 E. 257.5 feet to a point in the center of the bridge crossing Gilder Creek; running thence with the center line of Gilder Creek, meanders of which are as follows: S. 69-09 E. 95 feet to a point; S. 17-37 E. 94.8 feet to a point; N. 77-21 E. 70 feet to a nail and cap on bridge of old road; thence leaving said Gilder Creek, and running thence with said old road, S. 12-06 E. 178 feet to a point on the easterly side of said old road; thence with the center line of old road, S. 17-35 W. 142.5 feet to a point at the joint corner of Lots Nos. 1 and 2; and running thence with the joint line of said lots, N. 72-00 W. 283.7 feet to the point of beginning.

Lot No. 3 is described as follows: BEGINNING at a point in the center of S.C. Highway No. 417 at the joint front corner of Lots Nos. 2 and 3 and running thence with the joint line of said lots, S. 88-27 E. 253.6 feet to a point in the center of old Highway 417; and running thence with the center of said old road, S. 17-35 W. 165 feet to a nail and cap; running thence still with the center of said old road S. 18-00 W. 413.3 feet to a nail and cap at the intersection of said old road and S.C. Highway No. 417; and running thence N. 12-06 W. 241.1 feet to a nail and cap in the center of said S. C. Highway No. 417; thence continuing with the center of S. C. Highway No. 417, N. 04-31 W. 322.5 feet to the point of beginning.

This is the identical property conveyed by deed of John Perry Sanders to the Mortgagor herein to be recorded of even date herewith.

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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