

FILED
GREENVILLE, S. C. BANKERSLEY

MORTGAGE OF REAL ESTATE—Office of CLARENCE E. CLAY, Attorney at Law, Greenville, S. C.

BOOK 1385 PAGE 226

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY MORTGAGE OF REAL ESTATE
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, James H. Wright

(hereinafter referred to as Mortgagor) is well and truly indebted unto Samuel H. Sloan

(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 Eight Thousand and Four Hundred & no/100--

Dollars (\$ 8,400.00) due and payable
as follows: \$1,080.00 on June 15, 1977; \$1,080.00 on December 15, 1977;
\$1,080.00 on June 15, 1978; \$1,080.00 on December 15, 1978; \$1,080.00 on
June 15, 1979; \$1,080.00 on December 15, 1979; \$1,080.00 on June 15, 1980;
and \$840.00 on December 15, 1980
with interest thereon from date at the rate of Eight per centum per annum, to be paid:
semi-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, near Simpsonville, and shown on plat prepared by Joseph I. Montgomery, R. L. S., dated December 14, 1976, and recorded in Plat Book 5-2, Page 28, R. M. C. Office for Greenville County, and, according to said plat, having the following courses and distances, to-wit:

BEGINNING at an old iron pin on S. C. Highway No. 417 at the corner of the property herein described and property of Trinacria Specialty Mfg. Co., Inc., and running thence S. 55 W. 67.25 feet to an old iron pin; thence S. 68-24 W. 50.0 feet to the center of the tracks of the S. C. L. Railroad; thence with the center of the tracks of said railroad, N. 21-08 W. 55.5 feet; thence N. 22-28 W. 50.0 feet; thence N. 23-56 W. 50.0 feet; thence N. 25-28 W. 50.0 feet; thence leaving said tracks, N. 53-13 E. 50.96' to an old iron pin; thence S. 68-22 E. 37.8 feet to old iron pin; thence with S. C. Highway No. 417, S. 35-43 E. 182.73 feet to the point of beginning.

This is the same property conveyed to the mortgagor by Samuel H. Sloan by deed dated December 14, 1976, and recorded December 15, 1976, in Deed Book 1047 at Page 906, R. M. C. Office for Greenville County.

The above property is subject to all easements, rights-of-way, and restrictions of record.

This a purchase money mortgage.

DOCUMENTARY STAMP TAX 03.36
REC 1578 PB. 11218

688270 150
250 M

0226

4328 RV-21

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