

Mortgagee's mailing address; Route 6, Forrester Drive, Greenville, S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
JUL 7 2 39 PM '77

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DONNIE S. TANKERSLEY
P. R. Krishna Reddy

(hereinafter referred to as Mortgagor) is well and truly indebted unto Ben C. Sanders

(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

Value of trade in Equity on 108 Broadford Road in the sum of Six Thousand, One Hundred Forty Eight and 49/100 Dollars (\$) due and payable

with interest thereon from at the rate of 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

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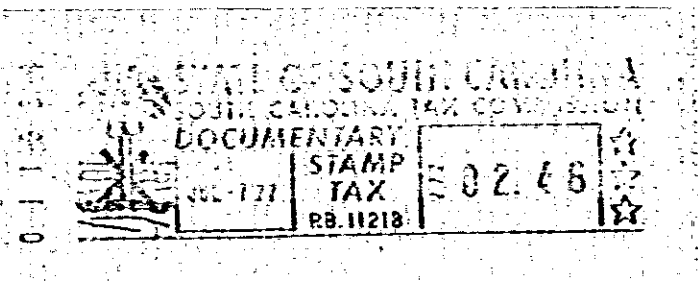
ALL that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 45 on plat of Devenger Place, Section 7, recorded in Plat Book 5P at Page 3 and having such courses and distances as will appear by reference to said plat.

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AT

This mortgage is given for the sole purpose of assuring Ben C. Sanders that he has good title to the trade in of property known as 108 Broadford Road, the legal title of which is owned by the Veterans Administration. When the Veterans Administration and Cameron Brown Servicing Agent approves Mr. Sanders as the now equity owner of the trade in property, this mortgage shall become void. If the trade in is not approved then this mortgage shall be due and owing on the trade in equity in the sum of \$6,148.49 together with cost and reasonable attorney's fees and shall be subject to foreclosure and suit for personal judgment.

It is agreed that if the trade in is not accepted by the Veterans Administration that Mr. Reddy will deed lot 45 Hedgewood Terrace property back to Mr. Sanders and Mr. Sanders will convey his interest in 108 Bradford Road back to Mr. Reddy and the entire transaction shall become void as if it did not occur and the parties will be put back in the same position that they were in prior to the sale.

This being the same property conveyed to the mortgagor by the mortgagee by deed of even date and to be recorded herewith.



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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