

MORTGAGE OF REAL ESTATE - Law Offices of Thomas C. Brissey, P. A.  
 FILED  
 GREENVILLE, CO. S. C.  
 STATE OF SOUTH CAROLINA }  
 COUNTY OF GREENVILLE } 27 2 42 PM '77  
 MORTGAGE OF REAL ESTATE BOOK 1411 PAGE 218  
 TO ALL WHOM THESE PRESENTS MAY CONCERN:  
 DONNIE S. TANKERSLEY  
 R.H.C.

BOOK 1436 PAGE 310  
 ASSIGNMENT FILED AND RECORDED  
 26<sup>th</sup> DAY OF June 1978  
 REM VOL. 1436 PAGE 310  
 2:01 P.M. NO. 38914

WHEREAS, Melvin K. Younts and Baety O. Gross, Jr.  
 (hereinafter referred to as Mortgagor) is well and truly indebted unto Venna Ann G. Howard  
 (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 Eleven Thousand Two Hundred Forty-Six and No/100  
 ----- Dollars (\$ 11,246.00 ) due and payable  
 at the rate of \$1,124.60 every six months for a total of ten payments together with interest  
 at the rate of 8% from date on the declining unpaid balance. Said interest being payable  
 semi-annually with the principal payments.  
 Mortgagors have the right to prepay at any time without penalty.

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 western side of Fork Shoals Road and being shown as a 17.6 acre tract on a survey prepared by Campbell & Clarkson Surveyors, Inc., dated September 19, 1977, and recorded in the RMC Office for Greenville County in Plat Book 6-C at Page 69, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at a point in the approximate center of Fork Shoals Road, joint common corner of the within described property and that now or formerly of Bruce Etris, and running thence S.65-04 W. 467.7 feet to an iron pin; thence S.04-57 E. 105 feet to an iron pin; thence S.65-04 W. 885.57 feet to a point on Reedy Fork Creek; thence with the creek as the line, the following courses and distances: N.25-46 W. 133.15 feet to an iron pin; N.59-24 W. 109.16 feet to an iron pin; N.50-54 W. 71 feet to an iron pin; N.29-27 W. 68.6 feet to an old iron pin at the joint common corner of the within described property and that now or formerly of James R. Mann; thence N.51-05 E. 1658.1 feet to an old iron pin; thence with Fork Shoals Road, S.11-10 E. 364 feet to a point; thence continuing with the Road, S.10-38 E. 313.35 feet to the point of beginning.

This is the same property as that conveyed to the Mortgagor herein by deed from Venna Ann G. Howard recorded in the RMC Office for Greenville County on September 27, 1977.

The mailing address of the Mortgagee herein is 222 E. Earle Street, Greenville, S. C.

The mortgagee herein agrees to release any portion of the property upon payment by the mortgagors of the full sales price received upon the sale of the property to be released.

ASSIGNMENT JUN 23 2 01 PM '78 JUN 26 1978 38914  
 DONNIE S. TANKERSLEY FOR REM TO THIS ASSIGNMENT SEE BOOK 1411-PAGE 218  
 For and in consideration of Cash received herewith, I, Venna Ann G. Howard, hereby  
 assign and transfer all my  
 interest in this mortgage to  
 Levis L. Gilstrap.

SWORN TO BEFORE ME  
 this 23rd day of  
 June, 1978.  
 [Signature] NOTARY PUBLIC FOR SC  
 My commission expires:  
 MAY 15, 1983

[Signature] Venna Ann G. Howard  
 This 23rd day of June, 1978.  
 RECORDED JUN 26 1978 at 2:01 P.M.  
 IN THE PRESENCE OF:  
 [Signature] [Signature]

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 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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