

33 Butternut Drive, Greenville, S. C. 29605

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STATE OF SOUTH CAROLINA FILED  
COUNTY OF GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

APR 25 11 46 AM '79

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, **CONNIE S. TANKERSLEY**  
**JERALD RAY DRAEGER**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **P. B. PERRY**

(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 **TWO THOUSAND TWO HUNDRED FORTY TWO AND NO/100THS** Dollars \$ **2,242.00** due and payable

in accordance with the terms of the note of even date herewith;

with interest thereon from date 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:

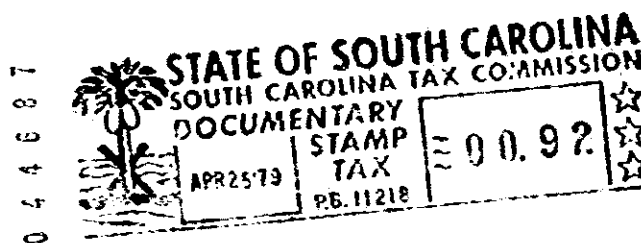
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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**, in **Highland Township**, on the northern side of **Tugaloo Road (S. C. Highway No. 414)**, containing **7.69 acres** as shown on a plat of **William F. Stuart** made by **C. O. Riddle**, Surveyor, **October 19, 1973**, and recorded in the **R. M. C. Office for Greenville County, S. C.**, in **Plat Book 5-B**, at **page 36**, and having according to said plat, the following metes and bounds, to-wit:

**BEGINNING** at an old iron pin on the northern edge of **Tugaloo Road (S. C. Highway No. 414)** at the corner of property now or formerly belonging to **Tyger Baptist Church** (said iron pin being located **500 feet**, more or less, east of the intersection of **Tugaloo Road** with **Barton Road**), and running thence along the line of property now or formerly belonging to **Tyger Baptist Church**, **N 3-06 E 264.2 feet** to an old iron pin; thence with the line of property now or formerly belonging to **W. R. Grace Co.**, **N 31-55 W 298.3 feet** to an old iron pin; thence continuing with said **Grace line**, **N 48-17 E 943.8 feet** to an iron pin; thence along the line of property now or formerly belonging to **William F. Stuart, et al**, **S 17-59 W 842.4 feet** to an iron pin; thence continuing along the line of **Stuart property**, **S 0-37 W 340.85 feet** to a nail and cap in the center line of **Tugaloo Road (S. C. Highway 414)**; thence with the center line of said road, **S 84-39 W 300 feet** to a nail and cap; thence **N 3-06 E 25.1 feet** to an old iron pin at the northern edge of **Tugaloo Road (S. C. Highway 414)**, the point of beginning.

THIS is the same property conveyed to the mortgagor by **P. B. Perry** by deed of even date recorded herewith.

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Together with all and singular rights, members, herditaments, 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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