

DONNIE S. TANKERSLEY  
 R.M.C.  
 STATE OF SOUTH CAROLINA E D  
 COUNTY OF GREENVILLE  
 JUN 12 1979  
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MORTGAGE OF REAL ESTATE  
 TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, FRANK A. GREENE and ELAINE O. GREENE, his wife, of Route #1, Landrum, South Carolina 29356, (hereinafter referred to as Mortgagor) is well and truly indebted unto BENNIE GIBBS of Route #1, Landrum, South Carolina 29356,

(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 FIFTY & NO/100 \*\*\*\*\* Dollars (\$ 11,250.00 ) due and payable

in installments of ONE HUNDRED SIXTY-FOUR & 84/100 DOLLARS (\$164.84) commencing on July 1, 1979, and monthly thereafter, each such payment to be applied first to accrued interest and the remainder to principal, with the balance of principal and interest to become due and payable on or before June 1, 1987; with interest thereon from date at the rate of nine 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, described as follows, viz:

All that lot or parcel of land, located on the waters of Lake Lanier, and shown on revised sketch of plat made by J.Q. Bruce and dated July 25, 1961, said lot being on the West side of East Lake Shore Drive, beginning at corner of property of lot recently sold to Troy D. Vaughn and running with East Lake Shore Drive, North 47.30 West 30 feet, said corner being 5 feet North of iron pin; thence South 44.50 West 11.7 feet to the water's edge, also 5 North of an iron pin; thence South 46.00 East 30 feet to corner of Vaughn lot; thence North 44-50 East 12.5 to the BEGINNING corner. The revised plat is prepared to indicate that original purchase by Vaughn has been increased 5 feet on the Northern end and five feet added to the Wynn purchase, indicated as B on the Northern end of B, making a total along edge of East Lake Shore Drive of 30 feet and 30 feet along waters' edge of Lake Lanier. The latter mentioned 5 feet is deducted from Lot A as shown, showing that said A now contains only 30 feet along said Drive.

The above described property is the identical property conveyed to Frank A. Greene and Elaine O. Greene, his wife, by Bennie Gibbs, by deed dated May 28, 1979, recorded on June 12, 1979 at 12:00 P.M., in Vol. 1164, Page 620, in the RMC office for Greenville County, South Carolina.

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STATE OF SOUTH CAROLINA  
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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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