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Route 1, Box 427, Easley, S.C. 29640

VOL 1470 PAGE 809

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

FILED
GREENVILLE CO. S.C.
JUN 20 11 26 AM '79
DONNIE S. TANKERSLEY

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Allan B. Tankersley and Betty J. Clark

(hereinafter referred to as Mortgagor) is well and truly indebted unto Tom Gibbs

(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

Thirty-three Thousand and No/100----- Dollars (\$33,000.00) due and payable

\$296.91 on July 1, 1979, and a like amount on the first of each month thereafter until paid in full,

with interest thereon from date at the rate of nine per centum per annum, to be paid: monthly

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 Greenville Township, being shown as a portion of Lot 46 on plat of Property of J. R. Yown recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book H, at page 51, and lying on the northern side of Easley Bridge Road and having, according to a plat prepared by John C. Smith, Reg. LS, on August 11, 1978, the following metes and bounds, to-wit:

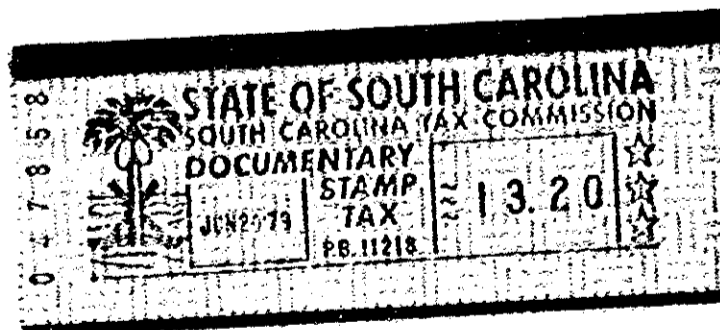
BEGINNING at a point on Easley Bridge Road at the corner of Lot 45, and running thence N. 30-30 W. 374.37 feet to a point in line of property formerly owned by Camilla Y. Looper; thence with line of said property S. 74-04-59 W. 92.63 feet to a point; thence S. 30-26-57 E. 397.69 feet to a point on Easley Bridge Road; thence with Easley Bridge Road N. 50-30-06 E. 90 feet to the beginning corner.

This is the same property conveyed to the Mortgagor by the Mortgagee by deed of even date recorded herewith.

This is a purchase money mortgage.

IT IS UNDERSTOOD AND AGREED between the Mortgagor and the Mortgagee that the security property covered by this mortgage may not be transferred nor suffer any alterations without the prior written approval of the Mortgagee.

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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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