

Mortgagee's Address: P. O. Box 3028, Greenville, S. C., 29602
MORTGAGE OF REAL ESTATE—Offices of Leatherswood, Walker & Mann, Attorneys at Law, Greenville, S. C.

FILED JUN 14 11 AM '79

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUN 22 2 22 PM '79 MORTGAGE OF REAL ESTATE
DONNIE S. TANKERSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, Betty S. Anderson

(hereinafter referred to as Mortgagor) is well and truly indebted unto First-Citizens Bank and Trust Company of South Carolina

(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

Five Thousand Twenty-One and 64/100 Dollars (\$ 5,021.64) due and payable

with interest thereon from date at the rate of 12.82 per centum per annum, to be paid:
first payment due and payable July 22, 1979 and the last payment due and payable June 22, 1982.

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, the Mortgagee's heirs, 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 Paris Mountain Township, which contains

5 acres, more or less, and which is shown on a plat recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book MM at Page 196, and having, according to said plat, the following metes and bounds, to-wit:

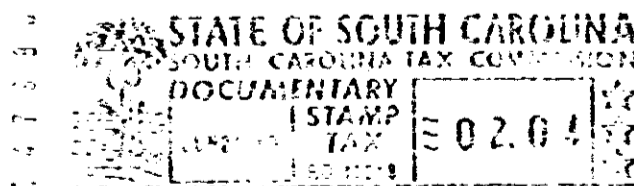
BEGINNING at an iron pin on the western side of Harding Drive, near a branch, which pin is in the southern boundary line of Buckhorn Village Subdivision, and running thence across said Drive, N. 39-16 E. 59.6 feet to an iron pin near the branch; thence with the branch as the line, N. 82-18 E. 37.4 feet, N. 11-14 E. 74.3 feet to an iron pin near the branch; thence S. 61-12 E. 545.3 feet to an iron pin; thence S. 31-21 W. 611.1 feet to a flat iron on the southwestern side of Harding Drive; thence along the southwestern side of said Drive, N. 59-14 W. 100 feet, N. 34-37 W. 100 feet, and N. 15-31 W. 100 feet and continuing along the western side of Harding Drive to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of E. Carroll Cooper and Patricia R. Cooper, dated October 11, 1978 and recorded on October 12, 1978 in the R.M.C. Office for Greenville County, S. C. in Deed Book 1089 at Page 786.

This is a second mortgage, being junior in lien to a first mortgage covering the above-described property, executed by E. Carroll Cooper and Patricia R. Cooper, as Mortgagors, to Fidelity Federal Savings & Loan Association, as Mortgagee, in the principal sum of \$42,800.00, dated December 12, 1975 and recorded on December 12, 1975 in the R.M.C. Office for Greenville County, S. C. in Mortgage Book 1355 at Page 874.

Mortgagor assumed the obligation for payment of the above-described first mortgage.

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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 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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