

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
MORTGAGE OF REAL ESTATE

V 1415 152 804

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

DANNIE S. TANKERSLEY
R.M.C. ONGE AND JUDITH R. ST. ONGE

(hereinafter referred to as Mortgagor) is well and truly indebted unto CENTURY 21, CRAIN REAL ESTATE, INC.

(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

ONE THOUSAND AND 00/100-----Dollars (\$ 1,000.00) due and payable

IN THREE EQUAL INSTALLMENTS WITH THE FIRST PAYMENT BEING DUE ON MAY 20, 1979 IN THE AMOUNT OF \$334.00, THE SECOND PAYMENT DUE ON JUNE 20, 1979 IN THE AMOUNT OF \$334.00 AND THE THIRD PAYMENT DUE ON JULY 20, 1979 IN THE AMOUNT OF \$332.00.

---NO INTEREST---

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,

on the West side of Fourth Avenue, in Section no. 2 of Judson Mills Village as shown on plat made by Dalton & Neves, Engineers, in November 1939, which plat is recorded in the RMC Office for Greenville County in Plat Book K, page 25, and a more recent plat prepared for Herbert E. Swilling and Betty L. Swilling by Richard Wooten, Land Surveying Company, dated July 24, 1978, and recorded in the RMC Office for Greenville County, in plat book 6R at page 96 and having, according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Fourth Avenue and running thence N. 83-53 W., 124.0 feet to an iron pin; running thence along the rear of the lot, N. 06-07 E., 80.0 feet to an iron pin; running thence S. 83-53 E., 124.0 feet to an iron pin on Fourth Avenue; running thence with said Avenue, S. 06-07 W., 80.0 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagors by deed of Betty Swilling Hendrix, to be recorded of even date herewith.

It is understood and agreed that this mortgage is second and junior in lien to that certain mortgage held by Cameron-Brown Company, recorded in the RMC Office for Greenville County in mortgage book 1439 at page 744 on July 31, 1978 and having a current balance of \$15,876.34.

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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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