

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:  
DEC 31 3 44 PM '79

WHEREAS, I, FRANCES A. HILL, DONNIE S. TANKERSLEY  
(3516 Lawson Road, Aiken, R.M.C. South Carolina 29801)

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

BESSIE A. ALBERSON (P. O. Box 296, Fountain Inn, South Carolina 29644)

(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 Fourteen Thousand and No/100-----

-----Dollars (\$ \*14,000.00 ) due and payable

in accordance with the terms of said promissory note, with the balance paid in full on or before January 2, 1985,

with interest thereon from January 3, 1980 at the rate of 6 per centum per annum, to be paid: annually.

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, and on the East side of Main Street, in the Town of Fountain Inn, being bounded by Main Street, property of Ida Kate M. Babb, land now or formerly belonging to T. E. Jones, and Callie M. Babb Estate property, as shown on a plat by W. J. Riddle, Surveyor, October 1, 1942. (Block Book Reference (699) 364-1-5).

This being the same property conveyed this day to the Mortgagor by the Mortgagee, by deed recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 1118 at Page 214, under recording date of December 31, 1979.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY STAMP  
TAX \$ 05.00  
PB 11210

FILED  
1979  
DEC 31

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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