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230 W. Hayne St. Woodbury, S.C. 29388

MORTGAGE OF REAL ESTATE—Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C. #00: 1492 PAGE 363

STATE OF SOUTH CAROLINA FILED  
COUNTY OF GREENVILLE } CO. S. C.

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAN 2 10 25 AM '80

WHEREAS, <sup>DONNIE TANKERSLEY</sup> Dennis E. Cunningham, Nora Cunningham, James Farrington, Frances Farrington, Salvester Postich, Rose Postich, Ulyss West, Hazel West (hereinafter referred to as Mortgagor) is well and truly indebted unto

Thomas S. Roebuck

(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 **Twenty-seven Thousand Five Hundred & No/100-----**

-----Dollars (\$ 27,500.00 ) due and payable

per the terms of the note of even date

with interest thereon from date at the rate of **ten(10)** 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**, being shown on plat of property surveyed at the request of Mrs. Nora Cunningham, prepared by J. L. Montgomery, III, R.L.S., dated December 21, 1979 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Harrison Bridge Road and running thence with the northerly side of said road N. 88-43 E. 19.6 feet to an iron pin; thence continuing with the northerly side of said road N. 76-16 E. 196 feet to an iron pin; thence continuing with the northerly side of said road S. 58-59 E. 36.2 feet to an iron pin in line of property now or formerly of Smith; thence with Smith line N. 72-08 E. 136.3 feet to an iron pin; thence N. 50-18 W. 26.9 feet to an iron pin; thence N. 35-18 W. 296.4 feet to an iron pin; thence S. 78-02 W. 205.4 feet to an iron pin on the easterly side of Roebuck Drive; thence with the easterly side of Roebuck Drive S. 00-30 E. 267.0 feet to an iron pin; thence with the intersection of Roebuck Drive and Harrison Bridge Road, S. 45-24 E. 28.1 feet to the beginning corner, containing, according to said plat, 2.03 acres, more or less.

This being the same property conveyed to the mortgagors herein by deed of Thomas S. Roebuck of even date, to be recorded herewith.

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STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX  
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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.