

MORTGAGE OF REAL ESTATE-Prepared by WILKINS & WILKINS, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

JAN 16 3 54 PM '80

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, D & T PROPERTIES

(hereinafter referred to as Mortgagor) is well and truly indebted unto DANIEL FINANCIAL SERVICES, 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 SEVENTEEN THOUSAND FIVE HUNDRED and 00/100-----

-----Dollars (\$ 17,500.00) due and payable
\$150.00 on the 1st day of January, 1980 and a like amount on the first day of each and every month thereafter up to and including December 1, 1948 and the entire principal balance and accrued interest on January 1, 1985; said installments to be applied first to payment of interest and balance to principal with interest thereon from date at the rate of twelve 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, 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

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 35, as shown on a plat of the subdivision of THE VILLAGE, Section I, which is recorded in the Office of the R.M.C. for Greenville County, S.C. in plat book 4-R at pages 52, reference to said plat is hereby made for a metes and bounds description.

THIS is the same property conveyed to the mortgagor by Daniel Financial Services, Inc. by deed of even date herewith to be recorded.

MORTGAGEE'S ADDRESS:

PO Box 485
King, NC 27201

THE MORTGAGOR HAS THE RIGHT TO REPAY THE ENTIRE AMOUNT ON THIS MORTGAGE AT ANY TIME WITHOUT PENALTY.

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JAN 16 80
255

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
DOCUMENTARY TAX STAMP
\$ 7.00
JAN 16 1980

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 is 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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