

106 W. College, Simpsonville, SC 29681

1514-111

MORTGAGE OF REAL ESTATE—Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

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

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED  
SEP 2 12 00 PM '80

WHEREAS, DONNIE S. TANKERSLEY  
HORACE C. WEST and ELIZABETH C. WEST

1 (hereinafter referred to as Mortgagor) is well and truly indebted unto THE PALMETTO BANK

2 (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are in-  
3 corporated herein by reference, in the sum of ----- TWO THOUSAND THREE HUNDRED FOUR and

4 48/100-----Dollars (\$2,304.48 ) due and payable

5 in Twenty-four (24) equal installments of Ninety-six and 02/100 Dollars  
6 (\$92.02) each, until paid in full,

7 with interest thereon from date at the rate of 13.99 per centum per annum, to be paid: monthly

8 WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for  
9 the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

10 NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and  
11 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  
12 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  
13 Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold  
14 and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

15 "ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being  
16 in the State of South Carolina, County of Greenville in the Town of Simpsonville, containing  
17 .25 acres, according to a plat of property of Horace West prepared by  
18 C. O. Riddle, Surveyor, on January 25, 1968, and being described as follows  
19 in accordance with said plat:

20 BEGINNING at an iron pin on the Easterly edge of West Circle, at the south-  
21 west corner of other property of Horace C. and Elizabeth C. West, and running  
22 thence with the edge of West Circle, S. 73-27 W. 8 feet to an iron pin;  
23 thence S. 76-26 E 339.3 feet to an iron pin on the line of property of  
24 Frank L. Moree; thence along the line of said Moree property, N. 18-22 W.  
25 67.3 feet to an iron pin; thence along the line of ther property of  
26 Horace C. and Elizabeth C. West, N. 85-44 W. 305.2 feet to the poine of  
27 beginning.

28 The above referred to plat being recorded in the RMC Office for Greenville  
29 County in Plat Book 4-C at page 9.

30 This being the same property conveyed to the Mortgagors herein by deed of  
31 Maggie Dabney Burgess Williams, formerly Maggie Dabney Burgess, August 16,  
32 1969, recorded August 25, 1969 in Deed Volume 874 at page 399.

33 ALSO: ALL that piece, parcel or lot of land, with all improvements thereon  
34 situate, lying and being in the State of South Carolina, County of Greenville,  
35 in Fairview Township, located just south of the Town of Simpsonville and  
36 containing .49 acres, more or less, according to a plat of survey made by  
37 E. E. Gary, Surveyor, on Dedember 30, 1946, and having the following metes  
38 and bounds, according to said plat:

39 BEGINNING at an iron pin on the line of land belonging to Mr. Bagwell and  
40 running thence with Bagwell line S. 84 E. 4.07 chains to an iron pin on  
41 Teat Line; thence with the Teat line S. 19 E. 1.13 chains to an iron pin;  
42 thence N. 84 W. 4.79 chains to an iron pin; thence N. 17 E. 1.13 chains to  
43 an iron pin, the point of beginning, and bounded by Bagwell on the north,  
44 Teat on the east and I. W. Cook on the south and west, and being the same  
45 property conveyed to the Mortgagors herein by deed of Marvin Chapman and Evelyn  
46 C. Crymes October 18, 1958, recorded October 24, 1958 in Deed Book 609 at  
47 page 84.

48 Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apper-  
49 taining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting  
50 fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures  
51 and equipment, other than the usual household furniture, be considered a part of the real estate.

52 TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

53 The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right  
54 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  
55 as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee  
56 forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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