

BOOK 1530 PAGE 502

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

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

WHEREAS, BILL MADDOX & CO., INC.

PH '81
DONNIE S. TANKERSLEY

(hereinafter referred to as Mortgagor) and truly indebted unto LUCILLE G. BROWN

(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

FORTY THOUSAND Dollars \$ 40,000.00 due and payable
\$573.92 on the 20th day of FEBRUARY, 1981 and a like amount on the 20th day of each and every month thereafter until the entire principal sum and accrued interest is paid in full; said installments to be applied first in payment of interest and balance to principal

with interest thereon from date at the rate of 12% per centum per annum, to be paid: monthly
The mortgagor has the right to repay the entire amount on this mortgage at any time without penalty.

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, in Paris Mountain Township, on the west side of Courtland Drive, and being a portion of lot 23 on a plat of HIGHVIEW ACRES recorded in the RMC Office for Greenville County in plat book 0 page 123, and having according to a recent survey made by Freeland & Associates 1/14/81 recorded in plat book 8-K page 19, of the RMC Office for Greenville County, S. C., the following metes and bounds, to-wit:

Beginning at an iron pin on the west side of Courtland Drive, the joint front corner of Lots 22 and 23, and running thence with the west side of Courtland Drive S. 05-30 W. 368.89 feet to an iron pin; thence with a new line through Lot 23, N. 88-35 W. 153.33 feet to an iron pin in line of lot 24; thence with the joint line of lots 23 and 24, N. 01-23 E. 366.47 feet to an iron pin joint rear corner of Lots 22 & 23; thence with the joint line of said lots S. 89-03 E. 179.98 feet to the point of beginning.

This is the same property conveyed to mortgagor by the mortgagee by deed of even date herewith, to be recorded.

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Mortgagee's address:
103 Pine Knoll Drive
Greenville, S. C. 29609

DOCUMENTARY STAMP \$ 18.00

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.

4.00 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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