

Mortgagee's mailing address: 201 Randy Drive, Taylors, S. C. 29687

BOOK 1547 PAGE 459

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
CO. S. C.

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

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WHEREAS, Paul DONNIS TANKERSLEY and Marian G. Van Kampen

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

(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

Sixty Three Thousand, Five Hundred and No/100--- Dollars (\$63,500.00) due and payable

\$716.19 on the 20th day of August, 1981 and \$716.19 on the 20th day of each and every succeeding calendar month thereafter with payments applied first to interest and then to the remaining principal balance due from month to month; if not sooner paid the balance due on this indebtedness shall be payable in full 36 months from date of first payment hereunder; this indebtedness may be prepaid in full or in part at any time and from time to time without penalty which prepayments shall be applied to principal; this indebtedness shall bear

Interest thereon from date at the rate of 13% 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

ALL that piece, parcel, or lot of land in Greenville County, State of South Carolina, lying and being on the southerly side of Butler Springs Road, being shown as Lot No. 81 of Heritage Hills, the plat of which was prepared by Piedmont Engineers and Architects on May 26, 1964, and being recorded in Plat Book YY at Page 187, in the RMC Office for Greenville County, South Carolina, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Butler Springs Road, the joint front corner of Lots 80 and 81 and running thence along the common line of said lots S. 15-39 E. 196.6 feet to an iron pin, the joint rear corner of Lots 81, 100, 102, and 103; running thence along the common line of Lots 81 and 100 N. 73-43 E., 100 feet to an iron pin, joint rear corner of Lots 81, 82, 99, and 100; running thence along the common line of Lots 81 and 82 N. 12-42 W. 184.5 feet to an iron pin on the southerly side of Butler Springs Road, said pin being the joint front corner of Lots 81 and 82; running thence along the southerly side of Butler Springs Road S. 80-15 W. 110 feet to an iron pin, the point of BEGINNING. This being the same property conveyed to the mortgagors herein by deed of Mortgagee of even date and to be recorded herewith.

Should the above described property be sold by mortgagor by way of deed, bond for title or installment contract without mortgagee's prior written consent, excluding a transfer by devise or decent, mortgagee may, at mortgagee's option, demand all of the sums secured by this mortgage to be immediately due and payable. Mortgagee shall have waived such option to accelerate if, prior to the sale, mortgagee and the person to whom the property is to be sold reach agreement in writing that the credit of such person is satisfactory and that the interest payable on the sums secured by this mortgage be at such rate as mortgagee shall request. Should mortgagee waive her option to accelerate and the successor in interest has executed a written assumption agreement acceptable to mortgagee, mortgagee shall release mortgagor from all obligations under this mortgage and the note. It is agreed that a transfer to mortgagor's wife or children and/or step-children (including a trust in their favor) shall not be considered a "transfer" under this due on sale paragraph.

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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