

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
REC'D F CO. S. C.

MORTGAGE OF REAL ESTATE

BOOK 1553 PAGE 593

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEP 24 2 47 PM '81

WHEREAS, **DONNIE S. TANKERSLEY**
Edward J. Brent and Rebecca J. Brent

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

Jean F. Vinson

(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 Fifty-Seven Thousand Fifty-Four and 17/100 Dollars (\$57,054.17) due and payable

on demand

with interest thereon from _____ at the rate of _____ per centum per annum, to be paid in accordance with the terms of note of even date herewith

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 known and designated as Lot No. 37 on plat entitled "Final Plat Revised Map #2, Foxcroft Section II" as recorded in the RMC Office for Greenville County, S. C., in Plat Book 4-N at Pages 36 and 37, reference to said plat being craved for a metes and bounds description thereof.

This is the same property conveyed to the mortgagors herein by deed of Cothran & Darby Builders, Inc. recorded October 24, 1973, in Deed Book 986 at Page 777.

This mortgage is junior in lien to that certain mortgage given by the mortgagors to Fidelity Federal Savings and Loan Association in the original amount of \$55,000.00, recorded in Mortgage Book 1293 at Page 756, and also that mortgage given by the mortgagors to Citizens and Southern National Bank in the original amount of \$30,068.04 recorded in Mortgage Book 1517 at Page 408.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
SEP 24 1981 STAMP TAX 22.84
PB. 11218

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 such 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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