

SEP 30 11 37 AM '81

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY  
R.M.C. MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Saeed Derakhshani and Dorothy G.

Derakhshani (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Homer B. Elsberry

(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 Twelve thousand and no/100ths

----- DOLLARS (\$12,000.00 ),  
with interest thereon from date at the rate of 12.50 per centum per annum, said principal and interest to be repaid: In monthly principal and interest installments of \$147.91 each commencing thirty days from date with a like payment on the same date of each month thereafter until paid in full.

Mortgagors reserve the right to prepay any part or all of the indebtedness evidenced by this note in advance 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:

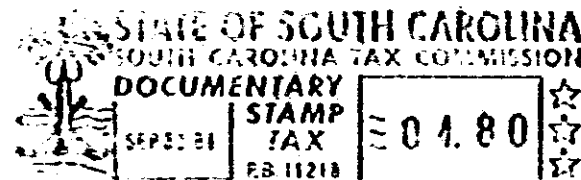
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, 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 a portion of Lot No. 3 on plat of Daisy T. Wilson recorded in Plat Book 0 at page 151 and being described more particularly, according to said plat, to wit:

BEGINNING AT an iron pin on the eastern side of Simmons Avenue, which iron pin is 168.5 feet in a southerly direction from the southeastern corner of the intersection of Simmons Avenue and Sycamore Drive, and running thence S 62-11 E 180 feet to a stake; thence S 21-30 W 54 feet to a stake; thence N 62-11 W 180 feet to a stake on the eastern side of Simmons Avenue; thence along Simmons Avenue N 21-30 E 54 feet to the point of beginning.

DERIVATION: Deed of Homer B. Elsberry recorded September 30, 1981 in Deed Book 155 at page 95.

At the option of the mortgagee the indebtedness secured hereby shall become due and payable if the mortgagor shall convey the mortgaged premises or if the title thereto shall become vested in any other person or party for any other reason whatsoever.



Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.