

STATE OF SOUTH CAROLINA NOV 30 12 12 PM '81 MORTGAGE OF REAL ESTATE
COUNTY OF GREENVILLE DENNIS TANKERSLEY R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, D. FRANK WHITE

(hereinafter referred to as Mortgagor) is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION

(hereinafter referred to as Mortgagee) in the sum of ONE DOLLAR and NO/100 Dollars (\$1.00) -AND RELEASE OF OTHER PROPERTY-

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 lying, being and situate just off of the Southwest Side of Highway No. 253 in the State and County aforesaid and having the following courses and distances, to-wit: BEGINNING at an iron pin located at the joint corner of property of Grantor herein and property now or formerly of A. S. Janik and running thence with a joint line South 46-00 W. 790.4 feet to a point; thence N. 46-41 W. 22.5 feet to an iron pin; thence N. 46-00 E. 790.4 feet to an old iron pin on the South side of South Carolina Highway No. 253; thence S. 46-41 E. 22.5 feet to the point of BEGINNING.

Reserving, however, to the Grantor, his heirs and assigns forever, the right to use the above described property solely for the purpose of ingress and egress, to property of the Grantor which is contiguous to the above described property.

It is the intention of the mortgagor herein to mortgage to the mortgagee a strip of land some 22.5 feet in width extending in length from property previously mortgaged by mortgagor to the mortgagee herein as is shown in Mortgage Book 1097, at Page 520 and extending to Highway No. 253.

This property is mortgaged as further security for the above referred to mortgage and in order to induce the mortgagee herein to release other property under lien of the above referred to mortgage.

DERIVATION: See Deed of A.R. White recorded in Greenville County RMC Office on April 27, 1965 in Deed Book 772, Page 126.

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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