

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
AUG 27 4 13 PM '82

BOOK 1578 PAGE 983
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Tim Blackwell
DONNIE S. TANKERSLEY
R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Annie Lou S. Smart

(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 Twenty Thousand Seventy and No/100ths

----- Dollars (\$ 20,070.00) due and payable
according to the terms of a promissory note of even date herewith

with interest thereon from _____ date _____ at the rate of 11 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, the Mortgagee's heirs, successors and assigns:

~~ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND LOCATED IN THE COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA, LYING AND BEING ON THE WESTERN EDGE OF RILEY SMITH DRIVE AND BEING SHOWN AS A 3.01 ACRE TRACT OF LAND ACCORDING TO A PLAT ENTITLED "SURVEY FOR ANNIE LOU S. SMART" PREPARED BY C. O. RIDDLE, DATED MARCH 15, 1982, AND HAVING, ACCORDING TO SAID PLAT, THE FOLLOWING METES AND BOUNDS, TO-WIT:~~

All that certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina, lying and being on the western edge of Riley Smith Drive and being shown as a 3.01 acre tract of land according to a plat entitled "Survey for Annie Lou S. Smart" prepared by C. O. Riddle, dated March 15, 1982, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Riley Smith Drive at the joint front corner of property herein conveyed and other property of Annie Lou S. Smart and running thence S. 45-31 W. 456.5 feet to an iron pin; thence still with the line of other property of Annie Lou S. Smart N. 37-26 W. 323.43 feet to an iron pin in the line of property now or formerly of Dee A. Smith, et. al.; thence with line of property of Smith, et. al. N. 45-31 E. 386.4 feet to an iron pin on the western edge of Riley Smith Drive; thence with the western edge of Riley Smith Drive the following courses and distances: S. 39-41 E. 123.24 feet, S. 51-45 E. 104.84 feet to an iron pin, S. 60-44 E. 98.1 feet, the point of beginning.

Being the same property conveyed to the mortgagor herein by deed of the mortgagee of even date herewith and recorded in the RMC Office for Greenville County in Deed Book 1172 at Page 916.

DEED RECORDS
GREENVILLE COUNTY, S.C.
RECORDED
AUG 27 1982
STAMP 200.04

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 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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