

MAULDIN, S.C. 29662

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
CO. S. C.

MORTGAGE OF REAL ESTATE BOOK 1579 PAGE 462

SEP 1 3 03 PM '82

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY

WHEREAS, BEVERLY S. GROTHAUS

(hereinafter referred to as Mortgagor) is well and truly indebted unto DANNY R. NEAL & SUZANNE K. NEAL

(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 Four Thousand and no/100----- Dollars (\$ 4,000.00) due and payable

within two (2) year of the date of this document, with no interest.

with interest thereon from date at the rate of _____ per centum per annum, to be paid:

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 certain piece, parcel or lot of land, with improvements thereon, situate, lying and being on the eastern side of Blakely Drive, in the town of Mauldin, County of Greenville, State of South Carolina and known and designated as Lot No. 61 of a subdivision known as Verdin Estates according to Plat No. 1 as Revised, said plat being prepared by C. O. Riddle and recorded in the R.M.C. Office for Greenville County in Plat Book 6-H at Page 47 and according to a survey prepared by Freeland & Associates dated December 10, 1981 and recorded in the R.M.C. Office for Greenville County in Plat Book _____ at Page _____, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Blakely Drive at the joint front corner of Lots Nos. 60 and 61 and running thence with the joint line of said lots, S. 88-27 E., 136.88 feet to an iron pin; running thence S. 3-17 W., 100.05 feet to an iron pin at the joint rear corner of Lots Nos. 61 and 62; running thence with the joint line of said lots N. 88-27 W., 133.85 feet to an iron pin on the eastern side of Blakely Drive; running thence with the eastern side of said Blakely Drive, N. 1-33 E., 100.0 feet to an iron pin, the point and place of beginning.

Grantor- Merrill Lynch Relocation Mgt. Inc. Recorded Dec. 14, 1981 in Deed Book 1159 Page 413.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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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