

Mortgagee's Address: 49 Partridge Lane, Greenville, S.C. 29601

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
CO. S. C.

MORTGAGE OF REAL ESTATE

BOOK 1530 PAGE 194

SEP 13 9 40 AM '82

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DONNIE TANKERSLEY
R.M.C.
Jack L. Frasher, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Frank B. Halter

(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 Five Thousand Five Hundred and no/100--
----- Dollars \$ 25,500.00, due and payable

as per the terms of that promissory note dated September 10, 1982

with interest thereon from date at the rate of 12% 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:

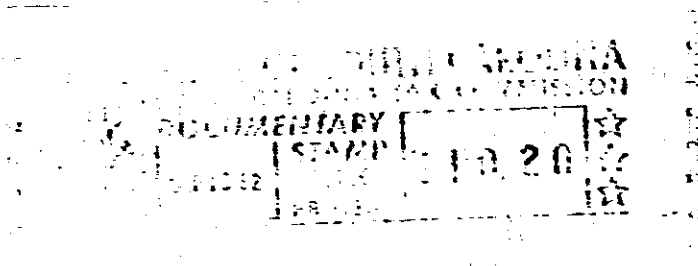
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville

ALL that piece, parcel or lot of land situate, lying and being on the northern side of Ridgeland Avenue in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 7 as shown on a plat entitled "Estate of W.C. Cleveland", prepared by Dalton & Neves, Engineers, dated December, 1976, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5Y at Page 23, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the northern side of Ridgeland Avenue at the joint front corner of Lots Nos. 6 and 7 and running thence with the line of Lot No. 6 N. 35-16 E. 176.5 feet to an iron pin on the southern side of a twenty foot alley; thence with the southern side of said twenty foot alley S. 53-04 E. 85 feet to an iron pin at the joint corner of the premises herein conveyed and property now or formerly of Cleveland Park; thence with the line of said Cleveland Park property S. 40-44 W. 181.5 feet to an iron pin on the Northern side of Ridgeland Avenue; thence with the northern side of Ridgeland Avenue N. 49-17 W. 68 feet to the point of beginning.

Together with all the right, title and interest, if any, of the Grantor in and to that portion of said twenty foot alley which is adjacent to the premises herein conveyed.

This being the same property conveyed to the mortgagor herein by deed of the mortgagee and recorded herewith.



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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