

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
OCT 11 11 01 AM '82
CO. S. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

DONNIE S. TANKERSLEY
HARRY D. PRATT, JR. AND LOIS S. PRATT

(hereinafter referred to as Mortgagor) is well and truly indebted unto

THE PALMETTO BANK

(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-EIGHTY THOUSAND SEVEN HUNDRED SEVENTY-SIX DOLLARS

AND 13/100-----Dollars (\$ 28,776.13) due and payable

according to the terms of a Note of even date herewith

with interest thereon from date at the rate of 15.50 per centum per annum, to be paid:
according to the terms of said Note.

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:

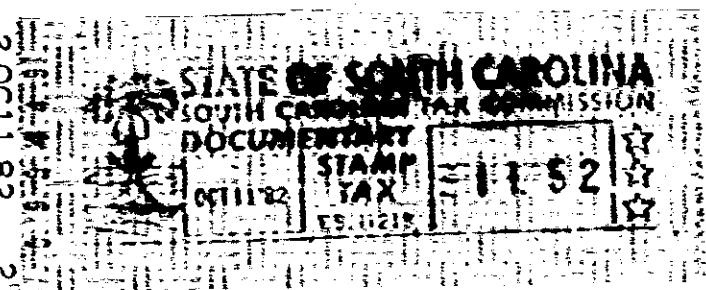
*ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

ALL that piece, parcel or lot of land situate, lying and being at the northeastern corner of the intersection of South Almond Drive and Dumbarton Avenue in the Town of Simpsonville, County of Greenville, State of South Carolina, being shown and designated as Lot No. 178, Section IV, on plat of Poinsettia Subdivision, prepared by Piedmont Engineers and Architects, dated June 18, 1971 recorded in Plat Book 4N at Page 24 and being described, according to said plat, more particularly, to-wit:

BEGINNING at an iron pin on the northeastern side of S. Almond Drive at the joint front corner of Lots 163 and 178 and running thence along the common line of said lots N. 40-52 E. 184.5 feet to an iron pin at the joint rear corner of said lots; thence along the common line of Lots 177 and 178 S. 36-45 E 210 feet to an iron pin on the northern side of Dumbarton Avenue; thence along the northern side of said avenue S. 48-50 W. 165 feet to an iron pin at the intersection of said avenue and S. Almond Drive; thence N. 82-35 W. 33.08 feet to an iron pin on the northeastern side of S. Almond Drive; thence along said drive N. 33-59 W. 160 feet to an iron pin, the point of beginning.

This being the same property conveyed to Harry D. Pratt, Jr. and Lois S. Pratt by deed of H. E. Freeman Construction Company, Inc., dated June 2, 1978 and recorded in the RMC Office for Greenville County, South Carolina on June 5, 1978 in Deed Book 1080 at Page 449.

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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 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 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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