

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

FILED
GREENVILLE CO. S.C.
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

FEB 15 10 05 AM '83
ANN B. CLARK

(hereinafter referred to as Mortgagor) **DONNIE S. TANKERSLEY** and truly indebted unto

THE PALMETTO BANK
106 W. College Street, Simpsonville, S. C.
29681

(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-Three Thousand and 00/100 (\$23,000.00)** Dollars (\$ 23,000.00) due and payable

As per note executed this date or any future modifications, extensions or renewals thereof.

with interest thereon from date at the rate of per note per centum per annum, to be paid per 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 **Greenville**, within the corporate limits of the City of Simpsonville, being known and designated as Lot 149, as shown on plat recorded in the RMC Office for Greenville County in Plat Book PPP at Page 141, and having according to a more recent plat prepared by Freeland & Associates, dated February 28, 1979, and recorded in the RMC Office for Greenville County in Plat Book 7-B, at Page 78, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Hillpine Drive at the joint front corner of Lots 150 and 149, and running thence with the joint line of said Lots, N. 10-32 E. 173.9 feet to an iron pin; thence S. 79-12 E. 129.9 feet to an iron pin at the joint rear corner of Lots 148 and 149; thence with the joint line of said Lots, S 10-32 W. 172.3 feet to an iron pin on the Northerly side of Hillpine Drive; thence with the Northerly side of Hillpine Drive, N. 79-28 W. 130.0 feet to the beginning corner.

This is the same property conveyed to the Mortgagor by deed of Francis E. Clark recorded May 3, 1979 in Mortgage Book 1101 at Page 700.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
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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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