800: 1539 146:438

STATE OF SOUTH CAROLINA

GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE MAR 29 11 46 AND AND WHOM THESE PRESENTS MAY CONCERN: DONNIE S. TANKERSLEY

WHEREAS, Jeffry J. Schenning and Cristel F. Schenning

thereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Travelers Rest

(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 Fifty-six Thousand and no/100----------Dollars (\$ 56,000.00 ) due and payable

according to the terms of said note, incorporated herein by reference.

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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:

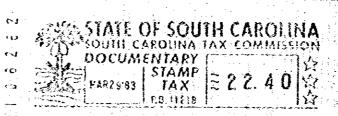
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southwestern side of Altamont Terrace and being known and designated as Lot No. 11 as shown on plat entitled Map of Altamont Terrace, recorded in the RMC Office for Greenville County in Plat Book BB, page 173, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Altamont Terrace at the joint front corner of Lots Nos. 9 and 11 and running thence with the joint line of said lots N. 41-47 W. 114 feet to an iron pin; thence N. 54-45 E. 503 feet to an iron pin; thence S. 9-27 W. 238.2 feet to an iron pin at the joint rear corner of Lots Nos. 11 and 15; thence with the joint line of said lots S. 54-45 W. 267.5 feet to an iron pin on Altamont Terrace; thence with said Terrace (the chord of which is S. 83-55 E. 74.5 feet) to an iron pin, the point of beginning.

THIS property is conveyed subject to easements, restrictions, and rightsof-way of record. Single story dwelling must contain 1800 square feet.

THIS being the same property conveyed to the mortgagors herein by deed of D. Stan Crosby recorded in the RMC Office for Greenville County in Deed Book 1182, page 941 on February 22, 1983.

"AT the option of the mortgagee, the indebtedness secured hereby shall become due and payable if the mortgagor shall conveyd the mortgaged premises or if the title thereto shall become vested in any other person or party for any other reason whatsoever."



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 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 heireinabove 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.

GREENVILLE OFFICE SUPPLY CO. INC. 

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