

STATE OF SOUTH CAROLINA
COUNTY OF

FILED
GREENVILLE CO S.C.

MORTGAGE OF REAL ESTATE

JUL 18 4 36 PM '83

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.M.C. Martha Christie Foulton

WHEREAS,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Gene A. and Stella L. Poulton

(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

Ten Thousand

Dollars (\$ 10,000.00) due and payable

in full upon resale of said property, or in random installments prior to resale at the option of the Mortgagee

with interest thereon from January 1, 1983 at the rate of inflation per centum per annum, to be paid: annually on the anniversary of this instrument.

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, situate in the City of Greenville on the north side of Douglas Drive and being known and designated as all of lot 9 and the Eastern one half (1/2) of lot number 8 and the Western one half (1/2) of lot number 10 of a subdivision known as COUNTRY CLUB ESTATES as shown on plat thereof recorded in the R.M.C. Office for Greenville County, South Carolina, with Plat book G, pages 190 and 191 and having the following metes and bounds, to wit:

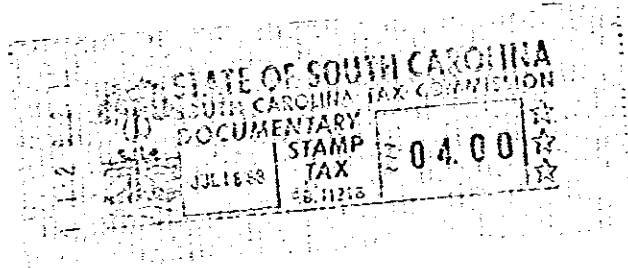
15(500) 208-4-34

BEGINNING at an iron pin on the north side of Douglas Drive which is the middle of the southern boundary of lot number 8 and which is 398 feet east of the northeast corner of the intersection of Augusta Road and Douglas Drive; thence running N. 23-30 W. 150 feet to an iron pin; thence running N. 66-38 E. 100 feet to an iron pin; thence running S. 23-30 E. 150 feet to an iron pin; thence running S. 66-38 W. 100 feet, the point of beginning.

This is the same property conveyed to the mortgagee as conveyed by deed from David Randolph Satterfield and Susan Garrison Satterfield September 17, 1982, which said deed is recorded in the R.M.C. Office for Greenville County, South Carolina in Book 1174 of deeds, page 173.

As part of the consideration of said conveyance, the mortgagee assumed and agreed to pay that certain mortgage indebtedness over the within property given by the conveyors thereof to American Federal Savings and Loan Association in the original principal sum of \$26,000.00 and recorded in the R.M.C. Office for Greenville County, South Carolina on October 7, 1981 in Mortgage Book 1554, at page 699 and on which there is a present balance due of \$25,234.35.

GC10
JUL 18 83
046



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 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.