

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.
MAR 5 9 22 AM '84

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, John Haney and DONNIE S. HANKERSLEY, R.M.C. Haney

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Company

(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 Eight Thousand and No/100-----

----- Dollars (\$ 8,000.00) due and payable

as per the terms of that promissory note of even date herewith.

with interest thereon from March 1, 1984 at the rate of 13% per centum per annum, to be paid: monthly

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 assessment; 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, the Mortgagee's heirs, 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, being known as Tract #2 on a plat of Debbie Heights prepared by T.H. Walker, Jr., registered land surveyor, on December 21, 1979, being more particularly described as follows:

BEGINNING at a point in the center of Speedway Drive, said beginning point being approximately 292.61 feet northwest of the center of the intersection of said Speedway Drive with Fountain Inn Drive, said beginning point being the joint front corner of Tracts 2 and 3 on said plat and running thence along the center of Speedway Drive, N. 60-08 W. 225 feet to a point in the center of Speedway Drive, the joint front corner of Tracts 1 and 2 on said plat; thence turning and running along the joint line of Tracts 1 and 2 on said plat, S. 53-34 W. 411.22 feet to a point joint rear corner of Tracts 1 and 2; thence turning and running along the joint line of Tract 2 and 8 on said plat, S. 53-19 E. 200 feet more or less to a point the joint rear corner of Tracts 2 and 3 on said plat; thence turning and running along the joint line of Tracts 2 and 3, N. 55-27 1/2 E. 443.81 feet more or less to the point of beginning.

THIS being the same property conveyed to the mortgagors herein by deed of Suinual, Inc. on February 26, 1982, in Deed Book 1179 at Page 449, in the RMC Office for Greenville County, S.C..

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
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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 is 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 singularly 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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