

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

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MAR 9 2 36 PM '84

WHEREAS, CLARENCE A. DONNIE SR. TANKERSLEY
R.H.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto KATHLEEN TRAMMELL COX, whose address is: 207 Woodbury Circle, Taylors, S.C. 29687

(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 -----

TWELVE THOUSAND FIVE HUNDRED AND NO/100----- Dollars (\$ 12,500.00) due and payable as per the terms of said note;

with interest thereon from date at the rate of twelve per centum per annum, to be paid: as per 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 Greenville, on Monroe Street, being known and designated as the major portion of Lot 21 and part of Lot 22 of Marshall's Addition to the City of Greenville according to a plat made by J. N. Southern on December 9, 1897, and filed in the RMC Office for Greenville County in Deed Book EEE at Page 658, and having the following metes and bounds, to-wit:

BEGINNING at a stake on the western side of Monroe Street 8 feet north of the northeast corner of Lot No. 21 and 512 feet north from Cedar Lane Road and running thence N. 31½ E. along Monroe Street 108 feet to a stake at the corner of Lot No. 21; thence along the line of Lot No. 20, N. 42 W. 284 feet to a stake at the corner of Lots Nos. 16 and 17; thence S. 45 W. 120 feet along the line of Lots Nos. 16 and 15 to a stake on the line of Lot No. 15; and running thence to the beginning corner. The lot encumbered herein is composed chiefly of Lot No. 21 but has 8 feet less frontage on Monroe Street and is 14 feet wider in the rear than said Lot No. 21, the additional area in the rear being taken from Lot No. 22.

This being the same property conveyed to the Mortgagor herein by deed of the Mortgagee, to be executed and recorded of even date herewith.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
MAR-5-84
\$ 05.00

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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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