

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
GREENVILLE CO. S.C.

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

MAR 12 11 18 AM '84
WHEREAS, Galen M. Custer and Terri R. Custer
DONNIE S. TANKERSLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto Greenville National Bank
P.O. Box 17666, Greenville, South Carolina 29606

(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 THIRTY-NINE THOUSAND FIFTEEN AND 64/100-----

Reference is hereby made to promissory note of even date, the terms of which are incorporated herein by reference. Dollars (\$ 39,015.64) due and payable

with interest thereon from _____ date _____ at the rate of 13.02 per centum per annum, to be paid:

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:

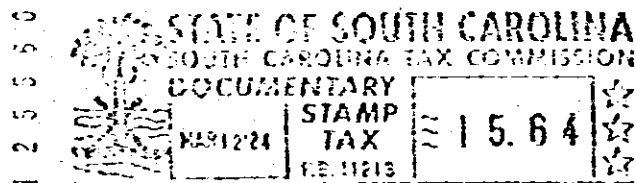
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville

ALL that lot of land in Greenville County, South Carolina, known and designated as Lot Number One Hundred Seventy Seven (177) as shown on a plat entitled Chanticleer, Section V., made by Webb Surveying and Mapping Company, dated July, 1970, and recorded in the R.M.C. Office for Greenville County in Plat Book "4F" at Page 41; and having, according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on the south side of Bachman Court at the joint front corner of Lots 177 and 178, and running thence S. 39-40 W. 173.6 feet to an iron pin; thence S. 40-26 E. 130.2 feet to iron pin in the center line of a branch; thence along the center line of said branch (which is said property lines), the traverse line being S. 61-14 E. 96 feet to an iron pin at the joint corners of Lots 176 and 177; thence N. 3-04 W. 225.3 feet to an iron pin on the south side of Bachman Court; thence along N. 54-06 W. 34.9 feet to an iron pin; thence continuing along said court N. 28-25 W. 36.8 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagors by deed of Chanticleer Real Estate Inc. by deed of even date to be recorded herewith.

Note: At the option of the Mortgagee, this Mortgage shall become due and payable forthwith if the Mortgagors shall convey away said mortgaged premises, or if the title shall become vested in any other person in any manner whatsoever, other than by death of the Mortgagors.



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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