

Mortgagee's Address: 2127 Wade Hampton Boulevard, Greenville, S.C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE }

FILED
GREENVILLE, S.C.
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

Nov 21 3 58 PM '84

WHEREAS, Mary L. Philipp

DONNIE S. TANKERSLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto ^{R.H.C.} W.G. Raines

(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 **Twenty One Thousand Five Hundred Twenty Two and 86/100--**
----- Dollars (\$ 21,522.86) due and payable

at the rate of \$253.11 per month, commencing December 1, 1984 and continuing on the first day of each month thereafter, until November 1, 1985, at which time the entire principal balance shall be due and payable,

with interest thereon from date at the rate of 13.5% 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 assessments, repairs, or for any other purposes:

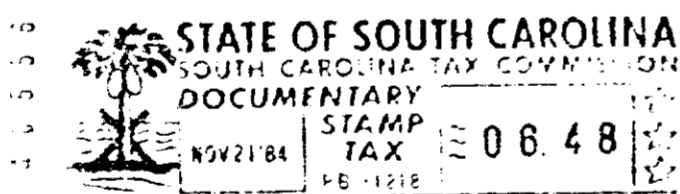
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 certain piece, parcel or lot of land in the City of Greenville, County of Greenville, State of South Carolina, on the southerly side of West Earle Street, being shown and designated as Lot "L", on Map 5 of the subdivision of Mountain City Land and Improvement Company, on plat recorded in the RMC Office for Greenville County, S.C., in Plat Book "WW" at Page 605, and having the following metes and bounds, to-wit:

BEGINNING at a point on the southerly side of West Earle Street, corner of Lot "K" and running thence along West Earle Street S. 84 1/2 E. 54 1/3 feet to the corner of Lot "M"; thence along line of Lot "M", S. 5 1/2 W. 200 feet to a stake; thence running N. 84 1/2 W. 54 1/3 feet to a stake at corner of Lot "K"; thence along line of Lot "K", N. 5 1/2 E. 200 feet to the beginning corner.

This being the same property conveyed to the mortgagor herein by deed of Jerome K. Jay, Jr. as recorded in Deed Book 1140 at Page 93 on January 2, 1981.



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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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