COUNTY OF GREENVILLE

800K 1269 PAGE 431

DONNIE S. TANKERSLEY MORTGAGE OF REAL ESTATE TO ALL WHOM THESE PRESENTS MAY CONCERN:

ROY W. EARNEST and GENEVA B. EARNEST, INDIVIDUALLY AND AS WHEREAS. TRUSTEES

FIRST PIEDMONT BANK AND TRUST COMPANY (hereinafter referred to as Mortgagor) is well and truly indebted unto

(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 FIVE THOUSAND FORTY FOUR and 80/100-----

Dollars (\$ 5,044.80 ) due and payable

as provided in said Promissory Note of even date herewith,

## 

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 Mortgagor at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or bereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, at the Southeastern intersection of Darlington and Ethelridge Avenues and being shown and designated as Lot No. 20 on a Plat of Ethel Y. Perry, recorded in the RMC Office for Greenville County, South Carolina in Plat Book B, Page 33 and having according to said Plat the following metes and bounds, to-wit:

BEGINNING at a stake on the Southeastern corner of intersection of Darlington Avenue and Ethelridge Avenue and running thence with Barlington Avenue

N. 58-30 E., 56.2 feet to a stake and with line of Lot No. 21; thence

S. 50-33 E., 120.4 feet to a stake with line of Lot No. 19; thence S. 49-20 W., 55.4 feet to a stake on Ethelridge Avenue; thence with said "Avenue, N. 50-33 W., 125 feet to the point and place of beginning.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the reuts, issues, and profits which may arise or be had therefront 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 Mortzagor 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 detend all and singular the said premises unto the Mortgagor forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.