

STATE OF SOUTH CAROLINA
COUNTY OF

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

1442 PAGE 402

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

BONNIE S. TANKERSLEY

WHEREAS, THOMAS ALLISON HIPPI and ISAAC LANGSTON DONKLE III

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

Seven Thousand and No/100

Dollars (\$ 7,000.00) due and payable

with interest thereon from date at the rate of 9 1/2 per centum per annum, to be paid: in accordance with terms of note executed 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 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:

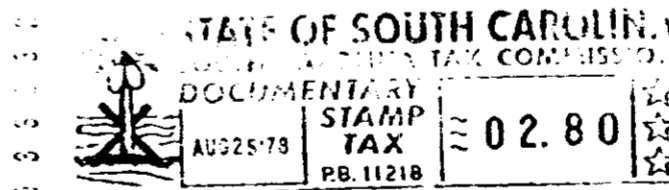
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

ALL that certain piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the northeast corner of Leach and Douthit Streets, having the following metes and bounds, to-wit:

BEGINNING at a stake on the said corner of said streets, and running thence in a northerly direction along Leach Street, 105 feet to a stake; thence in an easterly direction, 101 feet, more or less, to the line of the property of Mrs. L. S. Jackson, thence along her line in a southerly direction, about 105 feet to a stake on Douthit Street; thence in a westerly direction along Douthit Street, 100 feet to the beginning corner, be the same more or less.

THIS is a portion of the property devised to the Grantors herein by Will of Bonnie W. Donkle as will appear by reference to Apartment 1491, File 5, Office of the Greenville County Probate Court.

THIS conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear or record, on the recorded plat(s) or on the premises.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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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