

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

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

FILED  
JUN 14 11 24 AM '79

WHEREAS, Andre C. DONNELLS TANKERSLEY  
R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto J.E. Serrine Co., Emp. F.C.U.

(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 FIFTEEN THOUSAND AND NO/100

Dollars (\$ 15,000.00 ) due and payable

AS SHOWN ON NOTE

with interest thereon from \_\_\_\_\_ at the rate of \_\_\_\_\_ 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 Mortgagee 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 \_\_\_\_\_

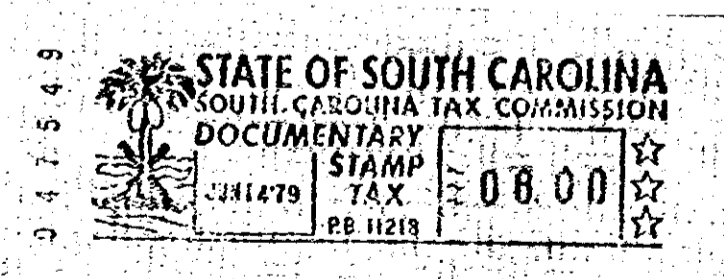
ALL that piece, parcel or tract of land located, lying and being in the County of Greenville, State of South Carolina, containing 15.41 acres, more or less, as shown on survey for Lillie Mae Coleman dated October 11, 1974, prepared by Carolina Surveying Co., and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Darby Road at the joint front corner of property now or formerly of Bennéfield and running thence along the line of property now or formerly of Bennéfield, Vaughn and Pittman, S. 39-36 E., 1,317.1 feet to a point on or near the right of way of Rainey Road at the joint corner of property now or formerly of Jessie Rainey and running thence along the joint line of said property, S. 71-09 W., 468.6 feet to an old iron pin at the joint corner of property now or formerly of W.T. Rainey and running thence along the line of property now or formerly of Pickens, N. 54-00 W., 711.5 feet to an old iron pin; thence N. 30-06 W., 495.3 feet to a nail and cap in the center of said Darby Road; thence, with the center of said Darby Road, N. 53-06 E., 531.7 feet to the point and place of BEGINNING.

This property is bounded in the North by Darby Road, a public right-of-way; on the East by property now or formerly of Bennéfield, Vaughn and Pittman and Rainey Road; on the South by property now or formerly of Jessie Rainey and W.T. Rainey; on the West by property of Pickens and is a portion of the same property conveyed to the Grantor herein by deed of M. Gertrude Lynch dated October 26, 1922, recorded in the RMC Office for Greenville County in Deed Book 75 at Page 519, and subsequently conveyed by Lillie Mae Coleman to mortgagor by Deed dated and recorded October 24, 1974 in Deed Book 1009 at Page 171, RMC Office for Greenville County, S.C.

This mortgage is second and junior in lien to that certain mortgage to Federal Land Bank of Columbia recorded October 24, 1974 to secure \$23,200.00.

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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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