

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

BOOK 1150 PAGE 117

MAR 12 MORTGAGE OF REAL ESTATE

TO THE PARTIES THESE PRESENTS MAY CONCERN:  
R. H. C.

WHEREAS, LOWELL H. TANKERSLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto GLADYS P. (SMITH) ABERCROMBIE

(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 Five Hundred and no/100-----

-----Dollars (\$5,500.00) due and payable in annual installments of Two Thousand Seven Hundred Fifty and no/100 (\$2,750.00) Dollars, commencing on the 10th day of March, 1971 and on the 10th day of March of each year thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable the 10th day of March 1972.

with interest thereon from date at the rate of six (6) per centum per annum, to be paid: annually on the unpaid balance.

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, Travelers Rest, and being Lots Nos. 1 and 5 on plat of property of Smith Estate, made by J. C. Hill, Land Surveyor, February 25, 1954, and recorded in the R. M. C. Office for Greenville County, and according to said plat, having the following metes and bounds, to-wit:

LOT NO. 1: BEGINNING at a point on the southwest of Geer Highway No. 276, joint front corner of Lots Nos. 1 and 2, and running thence with the line of said lots S 70-15 W, 630 feet to a point on a public street, and thence N 29 W, 121.7 feet; thence N 71-30 E, 630 feet to Geer Highway No. 276; thence along said highway S 29 E, 107.02 feet to the point of beginning.

LOT NO. 5: BEGINNING at an iron pin on the western side of a public street, joint front corner of Lots Nos. 5 and 6, and running thence S 71-30 W, 279.9 feet to iron pin; thence N 24 W 130.6 feet to an iron pin; thence N 71-30 E 271.5 feet to iron pin on the western side of said public street; thence with said street S 29 E 130.6 feet to the point of beginning.

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.