

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

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

Mar 23 4 33 PM '76

CONNIE S. TANKERSLEY
Chalres M. Durham

WHEREAS,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Elaine D. Childers

(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 Seventeen Thousand Five Hundred and No/100 - - -

----- Dollars (\$ 17,500.00 due and payable

\$172.33 per month commencing June 5, 1976, and \$172.33 on the 5th day of each and every month thereafter until paid in full with the privilege of anticipating any or all of the balance due at any time,

with interest thereon from date hereof at the rate of 8 1/2 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, near the City of Greenville, being known and designated as Lot 50, Magnolia Acres, plat of which is recorded in the RMC Office for Greenville County, S. C. in Plat Book 66, at page 133, and ALSO, as shown on Plat of Property of Willis Lee Taylor, dated October 28, 1959, prepared by R. E. Bruce, Engineer, and according to said plat being more particularly described as follows:

BEGINNING at an iron pin on the eastern side of Cool Brock Drive, joint front corner Lots 50 and 51, which iron pin is 227.2 feet southeast of the intersection of said drive with Fleetwood Drive; thence with the line of said lot N. 68-20 E. 215.4 feet to an iron pin in the rear line of Lot 42; thence with the rear line of Lots 42 and 43 S. 90-15 W. 132.3 feet to an iron pin at the rear corner of Lot 49; thence with the line of Lot 49 S. 85-04 W. 187.6 feet to an iron pin on the eastern side of Cool Brook Drive; thence with the curve of the eastern side of said Drive, the chord of which is N. 10-33 W. 79 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 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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