

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

FILED
NOV 15 1 23 PM '82
S.C.

WHEREAS, DONNIE TANKERSLEY
CHARLES NELSON JONES and CAROLYN FRADY JONES

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

BETTY T. ECKFORD, whose address is 123-A Colonial Avenue,
Greenville, SC 29611

(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

FOURTEEN THOUSAND Dollars (\$ 14,000.00) due and payable

in 180 equal, consecutive, monthly installments of \$168.03, commencing December 11, 1982, and continuing thereafter until paid in full

with interest thereon from date at the rate of 12% per centum per annum, to be paid: monthly
Borrowers reserve the right to anticipate in full or in part, at any time, without penalty.

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 tract of land, containing approximately 4.72 acres, situate, lying and being on the southerly side of old Georgia Road (running between Pelzer and the Augusta Road), in Grove Township, Greenville County, South Carolina, being a part of Tract 5 of the T. G. Hannan Property as shown on a Plat prepared by William F. Lee, Surveyor, in October 1912, recorded in the RMC Office for Greenville County in Plat Book C, at Page 70, and having, according to a plat of Property of James G. Simpson and Lenora L. Simpson, prepared by Robert Jordan, RLS, in August 1968, the following metes and bounds:

BEGINNING at a nail and cap marking a point in the center of the West Georgia Road at the corner of property now or formerly of Simpson, and running thence along the line of other property now or formerly of Simpson, S 32-20 E, 416.1 feet to an iron pin; thence with the line of property now or formerly of Hollingsworth, S 15-33 E, 492.6 feet to an iron pin; thence S 55-00 W, 262 feet to an iron pin; thence with the line of property now or formerly of McMahon Estate, N 16-10 W, 885.8 feet to a nail and cap marking a point in the center of the West Georgia Road; thence with the center of said Road as the line, N 39-45 E, 165.6 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Betty T. Eckford, dated November 11, 1982, to be recorded simultaneously herewith.

THIS IS A PURCHASE MONEY MORTGAGE

(9) Mortgagors agree as a condition hereof that if a conveyance, lease or other disposition should be made voluntarily by Mortgagors of any title or interest in and to the real property described above, or any part thereof, without the written consent of the lawful holder of this mortgage, or if such title or interest of Mortgagors are voluntarily conveyed or transferred as the result of foreclosure of a junior lien or is required under Court Order or decree as the result of litigation without the written consent of the lawful holder of this mortgage, then and in either event, and at the option of said holder, and without notice to Mortgagors, all sums of money secured hereby shall become due and payable and in default immediately and concurrently with such conveyance, transfer, lease or other disposition, whether the same are so due and payable and in default by the specific terms hereof or not.

STATE OF SOUTH CAROLINA
RECORDING COMMISSION
RECORDING FEE
\$05.50

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.