

Ch. 111, § 21288
STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
APR 25 4 47 PM '80
DONNIE S. TANKERSLEY

REC'D 4/21/80
DONNIE S. TANKERSLEY 826052
R.H.C. BOO: 1501 PAGE 847

LONG, BLACK & BASTON REAL ESTATE BROKERS 814

THIS MORTGAGE made this 22nd day of April, 19 80, among Gilbert H. and Peggy M. Sayres (hereinafter referred to as Mortgagor) and FIRST UNION MORTGAGE CORPORATION, a North Carolina Corporation (hereinafter referred to as Mortgagee):

WITNESSETH THAT, WHEREAS, Mortgagor is indebted to Mortgagee for money loaned for which Mortgagor has executed and delivered to Mortgagee a Note of even date herewith in the principal sum of Fifteen thousand (\$ 15,000.00), the final payment of which is due on May 15 19 90, together with interest thereon as provided in said Note, the complete provisions whereof are incorporated herein by reference;

AND WHEREAS, to induce the making of said loan, Mortgagor has agreed to secure said debt and interest thereon (together with any future advances) and to secure the performance of the undertakings prescribed in the Note and this Mortgage by the conveyance of the premises hereinafter described:

NOW, THEREFORE, in consideration of the aforesaid loan and the sum of Three Dollars (\$3.00) cash in hand paid to Mortgagor, the receipt of which is hereby acknowledged, Mortgagor hereby grants, sells, conveys, assigns and releases to Mortgagee, its successors and assigns, the following described premises located in Greenville County, South Carolina:

ALL that certain piece, parcel, or lot of land, situate, lying and being in the State of South Carolina, Greenville County, being shown and designated as Lot 61 on a Plat of RIVER DOWNS, dated July 17, 1974, recorded in the RMC Office for Greenville County in Plat Book 4-R, at Pages 75 and 76, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Suffolk Court, joint front corner of Lots 61 and 62, and running thence with the common line of said Lots, N 36-35 E, 260.97 feet to an iron pin in the rear line of Lot 43; thence with the rear line of Lot 43, S 64-04 E, 35 feet to an iron pin at the corner of Lot 44; thence with the rear line of Lot 44, S 50-25 E, 55 feet to an iron pin at the joint rear corner of Lots 60 and 61; thence with the common line of said Lots, S 31-02 W, 265.82 feet to an iron pin on the eastern side of Suffolk Court, joint front corner of Lots 60 and 61; thence with the east ern side of Suffolk Court, N 53-23 W, 115 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagee herein by deed of J. Michael Lee and Susan V. Lee (same as John Michael Lee and Susan Virginia H. Lee), by deed dated April 22, 1980, to be recorded simultaneously herewith.

Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining. Including but not limited to all buildings, improvements, fixtures, or appurtenances now or hereafter erected thereon, including all apparatus, equipment, fixtures, or articles, whether in single units or centrally controlled, used to supply heat, gas, air conditioning, water, light, power, refrigeration, ventilation or other services, and also together with any screens, window shades, storm doors and windows, screen doors, awnings, stoves and water heaters (all of which are declared to be a part of said real estate whether physically attached thereto or not).

Donnie S. Tankersley
1931

LONG, BLACK & BASTON REAL ESTATE BROKERS
BY: *[Signature]*
Vice President
WITNESS: *[Signature]*

GREENVILLE CO. S.C.
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