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FILED GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

41 PAGE 759) Jun 12 12 46 PH '75 MORTGAGE OF REAL ESTATE DONNIE S. TANKERSLEYTO ALL WHOM THESE PRESENTS MAT CONCERN: R.H.C.

I, Dera R. Conway, WHEREAS,

(bereinsfer referred to as Mortgagor) is well and truly indebted unto First Piedmont Bank and Trust Company

(bereinafter 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 Six Thousand Seven Hundred Fifty and no/100 ----

------ Dollars (\$ 6,750.00) due and payable according to the terms of a note of even date herewith.

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WHEREAS, the Mortgagor may bereafter 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 Mortgagor at any time for advances made to or for his account by the Mortgagore, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagore at and before the scaling and delivery of these presents, the receipt whereof is hereby acknowledged, has granted barrained and

This mortgage shall rank equally with that certain other mortgage given by Dera R. Conway to First Piedmont Bank and Trust Company dated April 23, 1974, recorded in the R. M. C. Office for Greenville County, Mortgage Book 1308 at page 61













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Together with all and singular rights, members, hereditaments, and apportenances 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 but that all fixtures and equipment, other than the usual bousehold furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its beins, successors and assigns, brever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that whas 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.