

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

BOOK 1392 PAGE 791
BOOK 67 PAGE 44

MORTGAGE OF REAL ESTATE

FEB 23 12 16 PM '79 TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.H.C.

WHEREAS, I, Candace P. Atkins,

(hereinafter referred to as Mortgagor) is well and truly indebted unto the Bank of Greer

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

-----Dollars (\$ 7, 500. 00---) due and payable monthly at a rate of One Hundred One and 58/100 (\$101.58) Dollars per month until paid in full.

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, Highland Township, containing 0.72 acre approximately nine (9) miles north of the Town of Greer near State Highway 14 and having metes and bounds as follows:

BEGINNING at an iron pin on the common boundary of the property of Lewis Phillips and the property conveyed herein and running thence N. 39° 43' E. along that boundary 180.3 feet to an iron pin on the boundary of the property of Lewis Phillips and the property now or formerly of James W. Blakc, running thence along said boundary S. 54° 10' E. 170.5 feet to an iron pin on the boundary of Lewis Phillips; thence along said boundary S. 32° 39' W. for 165.0 feet to an iron pin on the property line of Lewis Phillips; thence N. 58° 43' W. for 192.4 feet to the point of beginning.

This being the same property conveyed to Mortgagor herein by deed executed February 23, 1977 by Lewis Phillips, Sr. and recorded February 25, 1977 in Deed Book 1051 at page 629 in the office of the Greenville County Register of Mesne Conveyance.

Address of Mortgagee: 601 North Main Street, Greer, South Carolina 29651

FILED
GREENVILLE CO. S. C.
JUN 4 2 08 PM '79
DONNIE S. TANKERSLEY
R.H.C.

RECORDED
JUN 4 1979

Donnie S. Tankersley
R.H.C.
Paid and Satisfied on 5/19/79
James A. Bennett, V.P.
35852

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

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