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MORTGAGE OF REAL ESTATE- Offices of Cheros and Patterson, Attorneys at Law, Greenville, S. C.

FILED  
GREENVILLE CO. S. C.  
27 2 14 1974  
COMMERCIAL

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE } MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: John Christopher Hoffman and  
Carol Ann Hoffman (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto John T. Rankin

(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

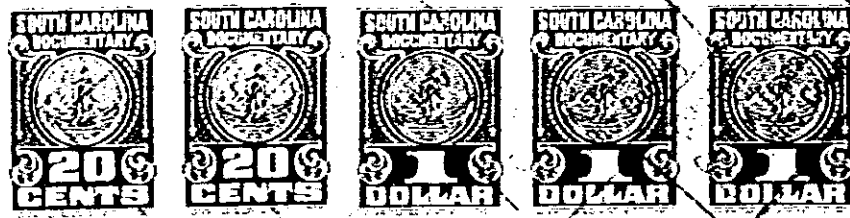
Eight Thousand Five Hundred and No/100----- DOLLARS (\$ 8,500.00---),  
with interest thereon from date at the rate of eight per centum per annum, said principal and interest to be repaid: in monthly installments of One Hundred Fifty and No/100 (\$150.00) Dollars per month beginning June 1, 1974, and continuing on the first day of each succeeding month thereafter until paid in full, said payments to be applied first to interest and then to principal.

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, being shown as Lot 34 on plat of D. T. Smith Estate recorded in the RMC Office for Greenville County, South Carolina, in Plat Book H, at Page 279, and having, according to said plat, the following courses and distances, to-wit:

BEGINNING at an iron pin on the northerly side of Mt. Vista Avenue, joint front corner of Lots Nos. 32 and 34, and running thence, N. 25- 20 W. 200 feet to an iron pin; thence, N. 64-40 E. 100 feet to an iron pin; thence, N. 64-40 E. 100 feet to an iron pin; thence, S. 25-20 E. 200 feet to an iron pin on Mt. Vista Avenue; thence along Mt. Vista Avenue, S. 64-40 W. 100 feet to an iron pin at the point of beginning.



Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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