

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.
OCT 29 AM '79
LINDSEY
R.M.C.

Mail to:

Mr. Harold Hill
Route 7
Greer, South Carolina
29651

MORTGAGE OF REAL ESTATE

BOOK 1480 PAGE 870

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, William J. Saunders

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

W. Harold Hill

(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 Twelve Thousa and no/100

Dollars (\$ 12, 000.00) due and payable

in monthly installments of Two Hundred Eleven and 84/100 (\$211.84) Dollars each, first payment due thirty (30) days from date and like payments to continue each and every month thereafter until paid in full, seven years from date.

with interest thereon from date at the rate of 12 per centum per annum, to be paid:

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, located in Highland Township and being shown on a plat of property of Fred M. Reid, surveyed by W. C. Lindsey, Jr. on June 14, 1979, to be recorded herewith, and according to said plat as having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Ridge Road and running thence S. 85-23 E. 291.8 feet to an iron pin; thence N. 16-31 E. 490.8 feet to an iron pin; thence S. 84-21 W. 735.3 feet to an iron pin in the center of Ridge Road (935) feet from intersection of Ridge Road and Fews Chapel Road), thence S. 39-20 E. 107.5 feet to an iron pin; thence along the center of Ridge Road S. 38-40 E. 373.3 feet to the point of beginning.

This is the identical property conveyed to William J. Saunders by deed of Fred M. Reid and Sara Reid on the 14th day of September, 1979 and duly recorded in the R.M.C. Office for Greenville County in Deed Book 1111 at page 654 on the 17th day of September, 1979.

This conveyance is subject to the rights of way of the public along Fews Chapel Road and Ridge Road as shown on plat of property of L. A. Forrester Estate, being recorded in plat Book 6-V at page 59 in the R.M.C. Office For Greenville County.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
RE 0210
04 20 79

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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.

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