

FILED
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S. C.

BOOK 1483 PAGE 988

MORTGAGE OF REAL ESTATE—Offices of Love, Thomas & Thomason, Attorneys at Law, Greenville, S. C.

50111
WATERSLEY

Mortgagee's Address:
Rt. 3, 303 Shadowmere Dr.
Pelzer, SC 29669

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: CLAUDIA B. HARBIT

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto LLOYD A. HAUSER and
DORA L. HAUSER

(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 FIFTEEN THOUSAND TWO HUNDRED

FIFTY AND NO/100-----DOLLARS (\$ 15,250.00),

with interest thereon from date at the rate of eight per centum per annum, said principal and interest to be repaid:

\$267.39 per month including principal and interest computed at the rate of 8% per annum on the unpaid balance, the first payment being due November 1, 1979 and a like payment being due on the first day of each month thereafter for a total of 6 years.

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, in Greenville Township on the eastern side of Rowley Street in the first block north of Park Avenue in the City of Greenville and being designated as Lot No. 2 in a re-survey of the city made for D. B. Traxler, Agent by W. D. Neves, Engineer; and also being shown on plat of Claudia B. Harbit dated October 3, 1979, prepared by Freeland & Associates, recorded in Plat Book 7. R at page 48 in the RMC Office for Greenville County and having according to said latter plat the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the eastern side of Rowley Street at the joint corner of Lots 1 and 2 and running thence along the joint lines of said lots S 76-30 E 166.8 feet to an iron pin; thence S 30-30 W 52 feet to an iron pin at the corner of Lot No. 3; thence along the joint lines of Lots 2 and 3 N 76-30 W 176.6 feet to an iron pin on Rowley Street; thence along Rowley Street N 20-10 E 50 feet to the beginning corner."

It is understood that this mortgage is junior in lien to a first mortgage to First Federal Savings & Loan Assn., to be recorded herewith.

This is the same property conveyed to the mortgagor by deed of the mortgagees, to be recorded herewith.

RECORDED IN SOUTH CAROLINA
DOCUMENTARY TAX OFFICE
NOV 15 1979

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.

0.988

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