

MORTGAGE OF REAL ESTATE

S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

PH 180 MORTGAGE OF REAL ESTATE

1928 04 04

TO WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, H. HAROLD HART and HORA MAE HART

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

---THIRTEEN THOUSAND AND NO/100-----Dollars (\$13,000.00---) due and payable

in 180 consecutive monthly installments of \$173.13 each, for principal and interest, beginning January 19, 1981, which if not paid sooner, the final payment shall be due December 19, 1996.

with interest thereon from date at the rate of 14% per centum per annum, to be paid: as stated above.

WHEREAS, the Mortgagee 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:

All that certain parcel or lot of land situated on the North side of Sunset Avenue in the City of Greer, Chick Springs Township, Greenville, County, South Carolina, designated as Lot Number Nineteen (19) of the property of Grace M. Schilleter, according to survey and plat by H.L. Dunahoo, surveyor, dated Sept. 29, 1947, and recorded in Plat Book "S", Page 11, R.M.C. Office for Greenville County, and having a uniform depth of 150 feet and a uniform width of 50 feet.

DERIVATION: See Deed of Bernice Hart dated March 26, 1965, and recorded in the R.M.C. Office for Greenville County in Deed Book 770, Page 147.

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 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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