

Rt. 3, Box 343, Simpsonville, SC 29681

MORTGAGE OF REAL ESTATE—Prepared by RILEY AND ORRIS, Attorneys at Law, Greenville, S. C. BOOK 1537 PAGE 380

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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JENNERSLEY

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JOSEPH B. HAGAN and VIOLET R. HAGAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto CLYDE D. JENKINS, JR.

(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 FOUR THOUSAND TWO HUNDRED FIFTY and NO/100-----

-----Dollars (\$ 4,250.00) due and payable

in sixty (60) equal installments of Ninety and 31/100 (\$90.31) Dollars each beginning May 1, 1981

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

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, as shown on a plat prepared by C. O. Riddle, R.L.S., entitled "Property of Wayne R. Cothran and Becky K. Cothran" dated July 21, 1978, recorded in Plat Book 6R at page 86 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Belle Drive, approximately 846 feet to Marseille Drive and running thence along property now or formerly of Danial Stewart S. 22-37 E. 362.6 feet to an iron pin; thence running along the joint line of lots 113 and 111 of Jenkins Estates Southwest S. 63-36 W. 301.4 feet to an iron pin; thence along property now or formerly of C. D. Jenkins, Jr., N. 26-24 W. 367 feet to an iron pin in the center of Belle Drive; thence running along the center line of Belle Drive N. 64-31 E. 325.4 feet to an iron pin in the center of Belle Drive, the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Clyde D. Jenkins, Jr. of even date, to be recorded herewith.

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RECORDED
MAY 1 1981

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 forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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