

LOCAL  
P.O. Box 10269  
GREENVILLE, S.C.  
29106

MORTGAGE OF REAL ESTATE

FILED  
S.C.

1552-063

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

SEP 16 3 44 PM '81  
DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Wayne C. Hanes and Dolores A. Hanes

(hereinafter referred to as Mortgagor) is well and truly indebted unto Paul M. O'Neal, Jr., Martha R. C. Cook, Sally C. Johnson, Elizabeth C. Hollar, Wade F. Coley, R. Edwin O'Neal, and Betty Jean Earnhardt

(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

Fifty-eight Thousand, Five Hundred and no/100ths Dollars (\$58,500.00 ) due and payable

with interest thereon from even date at the rate of thirteen per centum per annum, to be paid: according to said note.

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 designated as 4.39 acres on a plat dated April 22, 1980, of the property of the R. C. Coley Estate, prepared by Lindsey and Associates, as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book S-G, Page 90, on Sept 16, 1981, reference to said plat is being made herein for a metes and bounds description of said property.

DERIVATION: This being the same property conveyed to Mortgagor herein by deed of Paul M. O'Neal, Jr., and Martha R. C. Cook, recorded in Deed Book 1155, Page 169; Sally C. Johnson, recorded in Deed Book 1155, Page 173; Elizabeth C. Hollar, recorded in Deed Book 1155, Page 174; Wade F. Coley, recorded in Deed Book 1155, Page 171; R. Edwin O'Neal, recorded in Deed Book 1155, Page 175; Betty Jean Earnhardt, recorded in Deed Book 1155, Page 172; all of said deeds having been recorded in the RMC Office for Greenville County, South Carolina, on September 16, 1981.

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2 SE 16 91 365

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX  
23.40  
PA. 11218

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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