

MORTGAGE OF REAL ESTATE

80-1826 30

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE S.C.
SEP 16 11 57 AM '83
DONNIE S. WATKINS
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

Patricia Haskell Robinson

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

Byron Y. 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 Eleven Thousand and No/100

Dollars (\$ 11,000.00) due and payable

according to the terms of the note.

with interest thereon from 9/30/83 at the rate of 11% per centum per annum, to be paid: September 30, 1986

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

ALL that piece, parcel or lot of land situate, lying and being on the south side of Partridge Drive, Paris Mountain, County and State aforesaid, known and designated as Lot #25 of Halloran Heights and having, according to a plat thereof recorded in the RMC Office for Greenville County in Plat Book EE at Page 83, the following metes and bounds, to-wit:

BEGINNING at a point on the southern side of Partridge Drive, the joint front corner of Lots Nos. 25 and 26, and running thence along the southern side of Partridge Drive, S 85-50 E 95.8 feet to a point; thence continuing along Partridge Drive, N 81-22 E 214.2 feet to a point, the joint front corner of Lots Nos. 24 and 25; thence S 5-32 W 204.5 feet to a point; thence N 83-35 W 309.2 feet to a point; thence N 5-25 E 145.7 feet to the point of beginning.

This conveyance is made subject to all restrictions, easements, rights-of-way, or zoning ordinances, if any, affecting the above-described property.

This is the same property conveyed to the Mortgagor herein by general warranty deed of Byron Y. Hill on September 8, 1983 and recorded in the RMC Office for Greenville County on Sept. 16, 1983 in Deed Book 1196 at Page 402.

RECORDED IN R.M.C. OFFICE
GREENVILLE, S.C.
SEP 16 1983
STAMP
TAX \$04.00

400
8

Mortgagee's Address: 5304 Lanham Drive, Charleston, WV 25313

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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4328 (WV.2)