

MORTGAGE OF REAL ESTATE -

VOL 1959 PAGE 708

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
APR 27 4 09 PM '84
JOHNIE S. TINKERSLEY
R.M.C.

WHEREAS, R. Scott Tewes and Marcia A. Tewes

(hereinafter referred to as Mortgagor) is well and truly indebted unto Karl A. Hill and Linda W. 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 Thirty Five Thousand, Nine Hundred Ninety Five and 69/100----- Dollars (\$35,995.69-----) due and payable

in monthly installments on the 15th of each month

with interest thereon from May 15 at the rate of 10% per centum per annum, to be paid: according to the terms of the Mortgagor's note date April 27, 1984.
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 on the north side of Beaufort Street, near the City of Greenville, County of Greenville, State of South Carolina, consisting of the major portion of Lot 43 and a small portion of Lot 44 as shown on plat of Spring Forest Subdivision recorded in the R.M.C. Office for Greenville County in Plat Book XX, at Page 126, to wit:

Beginning at a point on the northern side of Beaufort Street at the joint front corner of Lots 42 and 43 and running thence N. 18-37 E. 181.3 feet, thence N. 81-48 E. 90 feet, thence in a southerly direction 176 feet to a point on the north side of Beaufort Street, thence along the curve of Beaufort Street chord S. 53-32 W. 10 feet -S. 63 - 08 W. 58 feet - N. 73-03 W. 40 feet - N. 60-25 W. 20 feet to the point of beginning.

The above described property is conveyed subject to all restrictions, easements or rights-of-way existing or of record which affect the title to the above-described property.

This is the same property conveyed to the Mortgagor herein by deed of Karl A. Hill and Linda W. Hill recorded in the Greenville County R.M.C. Office in Deed Book 1211 at Page 392 on April 27, 1984.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
APR 27 1984
14.40
P.E. 11213

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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