

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BONNIE S. TANKERSLEY
R.H.C.

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

WHEREAS, RESIDENTIAL ENTERPRISES

(hereinafter referred to as Mortgagor) is well and truly indebted unto CLAUDE H & SARA W HAMBY

(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

XX NINE THOUSAND DOLLARS***** Dollars (\$9,000.00) due and payable

THE FIRST \$3,000.00 WITHIN SIX MONTHS AFTER RECEIPT OF LETTER OF REQUEST FROM MORTGAGOR. AFTER PAYMENT IS MADE, THEN THE SECOND REQUEST FOR AN ADDITIONAL SUM OF \$3,000.00 CAN BE MADE.

with interest thereon from AUG. 12, 1974 at the rate of .09 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, known and designated as Lot 724 of a subdivision known as Wade Hampton Terrace, plat of which is recorded in the RMC Office for Greenville County in plat book XX page 15; and having such metes and bounds as shown thereof.

This is the same property conveyed to grantors by Robert A. Brown and Mozelle S. Brown by deed dated April 13, 1971 and recorded April 26, 1971 in deed vol. 913 page 476 of the RMC Office for Greenville County, S.C. and is conveyed subject to recorded restrictions, easements or rights of way or those shown on the plat or on the ground.

As a part of the consideration for this conveyance, the grantee herein assures and agrees to pay that certain mortgage held by C. Douglas Wilson and Co. in the original amount of \$20,600.00 recorded August 25, 1969 in mortgage vol. 1135 page 75 of the RMC Office for Greenville County, S.C. on which there is a balance due of \$19,672.76.



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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