

FILED

MORTGAGE OF REAL ESTATE IN THE COUNTY OF GREENVILLE, S. C. Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

OCT 7 2 59 PM '76

Mortgagee's Address:

Alan T. Calhoun

DONNIE S. TANKERSLEY PO Box 1713

Spartanburg, SC 29301

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Ordway Hilton and Lillie A. Hilton

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Alan T. Calhoun

(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 Seven Thousand One Hundred

and No/100 ----- DOLLARS (\$ 7,100.00),

with interest thereon from date at the rate of 8 1/2 per centum per annum, said principal and interest to be repaid: \$2,366.67 per year plus interest at the rate of 8 1/2 percent per annum on the unpaid balance, the first payment being due September 1, 1977, and a like payment being due on September 1st thereafter for a total of three years.

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 southern and eastern side of Wellesley Drive and on the northern and western side of Hearthstone Ridge Extension being shown as a tract containing 2.8 acres on a plat of the property of Julian Calhoun, dated March 22, 1963, prepared by J. Q. Bruce, Surveyor, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Wellesley Drive at the point of a 4.9 acre tract and running thence with said 4.9 acre tract S. 13-50 W. 100 feet to an iron pin; thence S. 24-30 E. 168 feet to an iron pin; thence S. 10-24 W. 134 feet to an iron pin; thence S. 1-06 W. 200 feet to an iron pin near the center of Hearthstone Ridge Extension; thence with Hearthstone Ridge Extension the following courses and distances: N. 79-55 W. 218.8 feet, N. 30-13 W. 105 feet, N. 4-22 E. 150 feet and N. 20-54 E. 350 feet to an iron pin on the southern side of Wellesley Drive; thence with said Drive S. 78-08 E. 119.6 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of the mortgagee Alan T. Calhoun, to be recorded herewith.



Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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