

MORTGAGE OF REAL ESTATE -

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STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.
JUN 12 3 32 PM '79
DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, **To, Alan Neal Hilliard and Belinda Hilliard**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **Clyde B. Good**
16 Sulphur Springs Dr., Greenville, S.C. 29611

(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

Ten Thousand & No/100----- Dollars (\$ 10,000.00)) due and payable

at the rate of One Hundred Thirty-Two & 16/100 (\$132.16) dollars monthly, first payment due and payable July 10, 1979, with a like payment the 10th day of each month thereafter until paid in full

with interest thereon from **date** at the rate of **Ten (10%)**--- 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, and being shown and designated as Lot 34, Western Hills Subdivision, plat of which is recorded in the R.V.C. Office for Greenville County, South Carolina, in Plat Book Q2, Pages 98 and 99, and having, according to said plat, the following notes and bounds, to-wit:**

BEGINNING at an iron pin on the northerly side of Tucson Drive at the joint front corner of Lots Nos. 34 and 35 and running thence with the line of said lots N. 9-15 E., 150 feet; thence S. 89-45 E., 150 feet; thence S. 0-15 W., 150 feet to a point on Tucson Drive; thence with Tucson Drive, N. 89-45 W., 150 feet to the point of beginning.

For deed into mortgagor see deed from Buddy Max Black and Mildred Black recorded in the R.M.C. Office for Greenville County on Jan. 4, 1974 in Deed Book 991, Page 616.

STATE OF SOUTH CAROLINA
RECORDING COMMISSION
DOCUMENTARY
STAMP
\$ 04.00

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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 whatsoever lawfully claiming the same or any part thereof.

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