

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

S. C.

JUL 15 '80

BOOK 1506 PAGE 24

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, CHARLES B. SAMS

(hereinafter referred to as Mortgagor) is well and truly indebted unto ALMA S. HAUN

(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 Three Thousand Nine Hundred and No/100-----  
----- Dollars (\$ 3,900.00 ) due and payable

in equal monthly instalments of One Hundred Fifty (\$150.00) Dollars each, commencing on July 15, 1980 and on the 15th day of each and every month thereafter until paid in full

with interest thereon from date at the rate of n/a per centum per annum, to be paid: n/a

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 northern side of Lawnview Court, and being known and designated as Lot Number 12 on a plat of the Property of W. T. Patrick and William R. Timsons, Jr. of record in the Office of the R.M.C. for Greenville County in Plat Book PP, at Page 131, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots 11 and 12 and running thence along the joint line of said lots, N. 34-20 W. 182.7 feet to an iron pin at the joint rear corner of Lots 11 and 12; running thence S. 55-40 W. 72.7 feet to an iron pin; running thence S. 25-13 E. 185.1 feet to an iron pin on the northern side of Lawnview Court; running thence N. 55-40 E. 50 feet to an iron pin; running thence around the circle, the chord of which is N. 85-40 E. 50 feet to an iron pin on Lawnview Court; running thence N. 55-40 E. 11.1 feet to the point of beginning.

This mortgage is junior and inferior to a certain mortgage in favor of Collateral Investment Company, which is recorded in the R.M.C. Office for Greenville County, South Carolina in REM Book 1079, at Page 321.

This is the same property conveyed to the mortgagor, Charles B. Sams by Philip C. Robinson and Dianne W. Robinson, which deed is recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 855, at Page 644, on November 11th, 1968

RECORDED

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Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incidental or appertaining, and of all 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.

RECORDED

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