MORTGACE OF REAL ESTATE

vol 1666 1421770

STATE OF SOUTH CARRENAL STATE

MORTCAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, BODDY JOE SIMB Sand Rhona H. Sims

(hereinaster referred to as Mortgagor) is well and truly indebted unto Billy C. Hill and Betty Jo Hill

as provided for in Promissory Note executed of even date herewith, the terms of which are incorporated herein by reference thereto.

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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, the Mortgagee's heirs, 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.

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the northern side of Bent Bridge Road (formerly Old Harris Road) and being shown and designated as Lot No. 7 on plat of Property of Bertie C. Burns recorded in the RMC Office for Greenville County in Plat Book G at Page 30 and a portion of Lot No. 20 as shown on plat recorded in the RMC Office for Greenville County in Plat Book B at Page 182 and being shown on a more recent plat entitled "Property of Billy C. Hill", prepared by Jones Engineer Service, dated March 29, 1984, recorded in the RMC Office for Greenville County in Plat Book 10-0 at Page 75 and having such metes and bounds as shown on the more recent plat, reference to which is hereby made for a more complete description.

THIS is the same property as that conveyed to the Mortgagors herein by deed of Billy C. Hill and Betty Jo Hill recorded in the RMC Office for Greenville County of even date herewith.

THIS is a second mortgage subject to that certain mortgage to The Kissell Company recorded in the RMC Office for Greenville County in Mortgage Book 1659 at Page 554 on April 27, 1984 in the original amount of \$23,355.00 and having a present balance of \$23,355.00.

THE mailing address of the Mortgagee herein is 108 Gateway Drive, Greenville, South Carolina 29615.

THERE will be a 10% late charge added to all payments not made when due.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
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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 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 is 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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