

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

BOOK 940 PAGE 261



WHEREAS, I, Richard F. Hughes

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Piedmont

(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

One Thousand and No/100

Dollars (\$ 1,000.00) due and payable

Payable in thirty-six monthly payments of \$27.78 each beginning December 5, 1963 and continuing each month until paid in full.

with interest thereon from date at the rate of 6 per centum per annum, to be paid in advance

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, Grove Township, lying North of Grove Station, being known and designated as Lot No. 3 of the property of W. M. Guest and I. N. Moody according to a plat thereof recorded in the R. M. C. office for Greenville County in Plat Book S, at page 187, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the East side of a road at the joint front corner of Lots 3 and 4, and running thence along the line of Lot 4, in a Northeasterly direction, 165 feet to an iron pin at the joint corner of Lots 15 and 16; thence along the rear line of Lot 16, S. 16 E. 90 feet to the joint rear corner of Lots 16 and 17; thence in a southwesterly direction, along the joint line of Lots 2 and 3, 152 feet to an iron pin on the East side of said road at the joint front corner of said lots; thence along the East side of said road, N. 24°24' W. 90 feet to the point of beginning.

Also: All that piece, parcel or lot of land in Grove Township, Greenville County, State of South Carolina, lying North of Grove Station, being known and designated as Lot No. 4 on Plat of the W. M. Guest and I. N. Moody property, recorded in the R. M. C. Office of Greenville County in Plat Book S at page 187, reference thereto will furnish full detail as to courses and distances applicable to this lot.

This deed is made subject to right of way granted to Duke Power Company, as previously granted.

This being a piece, parcel or proportion of the property conveyed to W. M. Guest and I. N. Moody by deed by Leontine C. Tarrant.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident 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, 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.