

HORTON, DRAWDY, DILLARD, MARCHBANKS, CHAMBERS, BROWN, P. A., 207 PETTIGRU STREET, GREENVILLE, S. C. 29602

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED

GREENVILLE CO. S.C.

FEB 4 3 48 PM '71

OK LIE FARNSWORTH

R.M.C.

## MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, **W. R. MATHEWS & MILDRED S. MATHEWS**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **GEORGE HAMBRICK & MARY ROSE HAMBRICK**

(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 Eight Hundred Twenty-one and 10/100**

Dollars (\$3,821.10) due and payable

In monthly installments in the sum of \$60.00 each commencing on January 14, 1971, and on the 14th day of each month thereafter until paid in full, all payments to apply first to interest with balance to principal

with interest thereon from date at the rate of **8** 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 piece, parcel or tract of land, together with buildings and improvements, situate, lying and being on the Old Bleachery Road (New Riverside Road), in Greenville County, South Carolina, being shown as a portion of Lot No. 102 of the HILLHOUSE TRACT recorded in the RMC Office for Greenville County, S.C., in Plat Book A, page 335, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the Old Bleachery Road (New Riverside Road), 100 feet from the Southeastern intersection of said Road with McBeth Street (South Franklin Road); thence along Old Bleachery Road, N. 42-30 W., 117 feet 8 inches to an iron pin; thence S. 47-30 W., 300 feet to an iron pin; thence S. 42-30 E., 117 feet 8 inches to an iron pin; thence N. 47-30 E., 300 feet to an iron pin on New Riverside Road, the beginning point.

The within mortgage is a purchase money mortgage.

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, 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.