

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE CO. S.C.  
JAN 3 10 20 1971

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1449 PAGE 209

WHEREAS, TOMMY R. HAMMOND and KATHY M. HAMMOND

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

THOMAS J. MOORE and SARAH J. MOORE

(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

Five Thousand Three Hundred Twenty-Nine and 35/100ths - - - Dollars (\$5,329.35 ) due and payable

in accordance with terms of note of even date herewith.

with interest thereon from none at the rate of per centum per annum, to be paid:

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 Northeastern side of Alhambra

Boulevard (Drive), at the Northeastern corner of the intersection thereof with Danhart Street, in Gantt Township, being shown and designated as Lot No. 11 on a map of MARYDALE made by C. O. Riddle, Engineer, recorded on March 6, 1961, in the RMC Office for Greenville County, S. C., in Plat Book MM, Page 186, reference to which is hereby craved for the metes and bounds, thereof.

This being the same property conveyed unto Tommy Hammond and Kathy Hammond by deed of Thomas J. Moore and Sarah J. Moore dated and recorded concurrently herewith.

Title to said property vested in Thomas J. Moore and Sarah J. Moore by deed of Dempsey Real Estate Company, Inc., dated January 22, 1971, recorded January 22, 1971, in Deed Book 907, Page 138, in the RMC Office for Greenville County, South Carolina.

This property is conveyed subject to all restrictions, easements, and zoning ordinances of record or on the ground affecting said property.

THIS IS A SECOND MORTGAGE

GCTO -----3 NO 378 1210

Handwritten notes and stamps, including a date stamp 'JAN 3 10 20 1971' and other illegible markings.

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 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.

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