

37 4th lot 21
Travelers Rest
20590

FILED
GREENVILLE CO. S. C.

BOOK 1493 PAGE 768

JAN 22 3 42 AM '80

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

DONNIE S. HARRISLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, Michael A. Hester and Sharon O. Hester

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

(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 **THIRTY THOUSAND AND NO/100 DOLLARS**

Dollars (\$ **30,000.00**) due and payable

with interest thereon from _____ at the rate of **11.5** per centum per annum, to be paid:
per terms of note

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**, in **Travelers Rest**, South Carolina, being **Lot No. 44** on Plat of **Lee Roy Styles** received in Plat Book **Y** at page **63**, and in the revised plat in Plat Book **FF** at Page **511** and having, according to the revised plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of an unnamed street located between State Park Road and the new four lane U.S. Highway No. 25, which iron pin is 423.4 north of State Park Road, and running thence along the line of Lot 43 N. 86-45 E. 167-feet to an iron pin; thence N. 3-15 W. 100-feet to an iron pin; thence S. 86-45 W 167-feet to an iron pin on said street; thence with said street S. 3-15 E. 100-feet to the point of the beginning.

This is the same property conveyed to the mortgagors by deed of Shirley Ann Styles McKeown, dated 1-21-80 and recorded herewith. Shirley Ann Styles McKeown received this property by deed of Lee Roy Styles dated July 7, 1966 and recorded in the RMC Office for Greenville County in Deed Book 803 at Page 508.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
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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 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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