

MORTGAGE OF REAL ESTATE

BOOK 1533 PAGE 378

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

REC'D
MAY 21 AM '81
MORTGAGE DEPARTMENT
GREENVILLE
S. C.

WHEREAS, Nanci A. Hamer, 415 Townes Street, Greenville, South Carolina.

(hereinafter referred to as Mortgagor) is well and truly indebted unto The City of Greenville, a municipal corporation, Post Office Box 2207, Greenville, South Carolina 29602

(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 Ten Thousand and 00/100

Dollars (\$ 10,000.00) due and payable

with interest thereon from 15th day of month after work completed and last payment \$91.11. the rate of 3 per centum per annum, to be paid: \$96.56 per month

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, lying on the western side of Townes Street, being shown as lot 6 on a plat recorded in RMC office for Greenville County in Plat Book B, page 5 and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the Western side of Townes Street, at the joint front corner of Lots 5 and 6, and running thence with the line of Lot No. 5, N. 76-00 W. 214.9 feet to an iron pin on an alley; thence N. 14-00 E. 60.5 feet to an iron pin; thence along the line of Lot No. 7, S. 76-00 E. 222.4 feet to an iron pin on Townes Street; thence along said street, S. 21-00 W. 61 feet to the point of beginning.

THIS property is known and designated as Greenville County Tax Block Book No. 9-3-16.

THIS is the same property conveyed to Robert C. Hamer and Nanci A. Hamer in deed book 1104 page 144, June 5, 1979.

Later conveyed to Nanci Hamer by Robert Hamer at Deed Book 1127, page 23. Recorded June 5, 1980.

This mortgage is junior and subordinate to a mortgage executed by Robert C. Hamer and Nanci A. Hamer to First Federal Savings and Loan Association. Being recorded in REM Book 1469 at page 173, on June 5, 1979.

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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 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.

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