



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

WHEREAS Floyd H. Van Hook and Clara I. Van Hook

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Discount Mortgage Company
Mauldin Square
Mauldin, S.C. 29662

(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 Twenty One Thousand Four Hundred Thirty Six Dollars & Ninety Nine/100s Dollars (\$21436.99) due and payable

in One Hundred Twenty (120) installments of Three hundred eighty six dollars and twenty six cents. (386.26) with first installment due May 10, 1982 and final installment due April 10, 1992

with interest thereon from date of 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 and 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

All that piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, in the Town of Mauldin, on the Northeastern side of Carlton Drive, and being known and designated as Lot No. 16 on plat of Pine Valley Estates, Section 1, recorded in the R.M.C. Office for Greenville County in Plat Book "MM" at page 138, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeastern side of Carlton Drive at the joint front corner of lots Nos. 16 and 17 and running thence along said Drive S 61-16 E 24.9 feet to an iron pin; thence continuing along said Drive S 52-22 E 60 feet to and iron pin; thence along the joint line of Lots Nos. 15 and 16 N 52-04 E 160 feet to an iron pin; thence N 60-17 W 147.7 feet to an iron pin; thence along the joint line of Lots Nos. 16 and 17 S 28-44 W 140 feet to the point of beginning.

This conveyance is made subject to easements, restrictions, or rights-of-way which may be of record in the R.M.C. Office for Greenville County, South Carolina.

This is the same property conveyed to the Grantors herein by deed of Levis L. Gilstrap dated September 30, 1966, recorded in the R.M.C. Office for Greenville County in Deed Book 807 at page 81.



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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 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.

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