

MORTGAGE OF REAL ESTATE -

Post Office Box 16059, Station B
Greenville, South Carolina 29606

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

S. C.
JUL 26 AM '82
W. S. SLEASLEY

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN: BOOK 1574 PAGE 534

WHEREAS, JAMES A. HILL, JR.

(hereinafter referred to as Mortgagor) is well and truly indebted unto James L. Dominick, Jr.

(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 SIXTEEN THOUSAND SIX HUNDRED EIGHTY-ONE and 18/100-----
-----Dollars (\$ 16,681.18) due and payable

in accordance with the terms of said note,

with interest thereon from date at the rate of as contained 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 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, being known and designated as Lot No. 28 on plat entitled "Revision of Lots 23 through 28, Dogwood Terrace," prepared by C.C. Jones, CE, dated January 18, 1962, and having such metes and bounds as follows:

BEGINNING at an iron pin on the southwest side of Sylvania Drive, at the joint front corner of Lots 27 and 28 and running thence along the joint line of said lots, S. 48-20 W. 157.6 feet to an iron pin in the subdivision lot line; thence along said line, N. 32-42 W. 122 feet to an iron pin; thence N. 57-17 E. 150.5 feet to an iron pin on the southwest side of Sylvania Drive; thence along said Drive, S. 36-18 E. 96.4 feet to the point and place of beginning.

The above described property is the same property conveyed to James A. Hill, Jr. by deed of James L. Dominick, Jr., dated June 30, 1982, to be recorded herewith.

The within mortgage is junior in lien to that certain mortgage heretofore given to Collateral Investment Company in the original amount of \$36,500.00 recorded in the RMC Office for Greenville County, South Carolina, on June 11, 1979, in Mortgage Book 1469, Page 637.

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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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