

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

AUG 25 1 39 PM '82 MORTGAGE OF REAL ESTATE
DONNIE S. TANKERSLEY WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, HOYT GREGORY AND LINDA GREGORY

(hereinafter referred to as Mortgagor) is well and truly indebted unto McCLIMON & HILL, INC.

(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 Eight thousand eight hundred four and 92/100-----

----- Dollars (\$ 8,804.92) due and payable
in seventy consecutive monthly installments of One Hundred Twenty-five and No/100 (\$125.00)
Dollars each, and a final monthly installment of Fifty-four and 92/100 (\$54.92) Dollars,
the first payment to be made

with interest thereon from August 19, 1982 the rate of nine (9%) 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, in Chick Springs Township in the City of Greer, lying on the north side of Hubert Street, having a frontage of approximately 100 feet on Hubert Street and running back in a northerly direction in parallel lines 90 feet, and having a rear width of 100 feet, more or less, bounded on the east and north by land formerly of G. V. Hanna, and is located 100 feet from the northwest intersection of Hubert Street and South Avenue, and is shown as lot G23-9-7 on the Greenville County block books.

DERIVATION: This being the same property conveyed to the Mortgagor herein by virtue of a deed from McClimon & Hill, Inc., to be recorded herewith.

McClimon & Hill, Inc.
118 Victoria Street
Greer, SC 29651

1 AUG 25 1982 814

RECORDED
AUG 25 1982
GREENVILLE COUNTY S.C.

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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