

MORTGAGE OF REAL ESTATE

BOOK 1579 PAGE 673

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE
TO ALL PARTIES THESE PRESENTS MAY CONCERN:
SEP 2 9 50 AM '82
DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, Theresa C. Hammons

(hereinafter referred to as Mortgagor) is well and truly indebted unto Stuart G. Anderson, 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 Two Thousand Five Hundred and No/100-----

-----Dollars (\$ 2,500.00) due and payable

ON DEMAND.

with interest thereon from N/A at 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 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, the Mortgagee's heirs, 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, near the City of Greenville, being known and designated as Lot #56 of a subdivision known as Homestead Acres, as shown on a plat prepared by J. Mac Richardson, Engineer, dated November, 1959, and recorded in the RMC Office for Greenville County, S. C. in Plat Book RR at Page 35, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Hampshire Drive, the joint front corner of Lots #56 and #55, and running thence along the line of these lots, S. 2-00 E. 135.6 feet to an iron pin at the joint rear corner of said lots; running thence N. 77-37 E. 186.1 feet to an iron pin at an intersection, which intersection is curved, the chord of which is N. 20-07 W. 85.0 feet to an iron pin on the Southern side of Hampshire Drive; running thence along the Southern side of Hampshire Drive, N. 70-07 W. 85.0 feet to an iron pin; thence continuing along the Southern side of Hampshire Drive N. 84-43 W. 85.5 feet to an iron pin, the point of beginning.

This being the same property acquired by the Mortgagor and Aaron B. Hammons by deed of C. Vincent Brown dated November 15, 1976, and recorded in the RMC Office for Greenville County in Deed Book 1046 at Page 492.

MORTGAGEE'S MAILING ADDRESS:

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 is 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.

0673

4328 RV.27