

STATE OF SOUTH CAROLINA
COUNTY OF GreenvilleFILED
GREENVILLE CO. S. C.
OCT 29 3 26 PM '82
DONNIE BANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ALFRED HILL

(hereinafter referred to as Mortgagor) is well and truly indebted unto B.K.S., A Partnership

(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 Seven Hundred and No/100-----
-----Dollars (\$2,700.00) due and payable
in monthly installments in the amount of \$60.75 with the first payment being
due December 1, 1982 and continuing monthly thereafter on the first day of
each and every month until paid in full, five (5) years from date hereof,

with interest thereon from _____ date _____ at the rate of Twelve and one-half
per centum per annum, to be paid: monthly

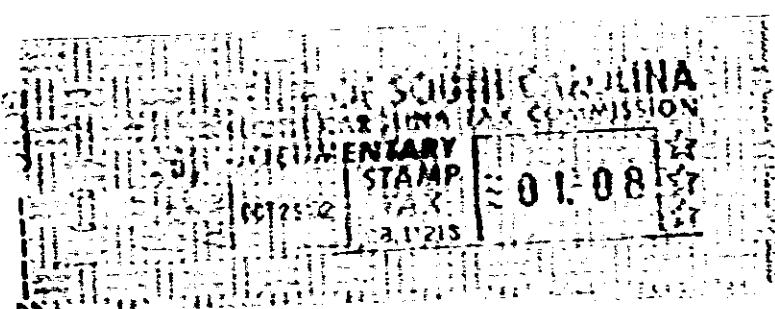
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, containing 0.6 acres, more or less, and located on the eastern side of Fourth Day Street as shown on a preliminary survey for B.K.S., A Partnership, prepared by R. B. Bruce (Carolina Surveying Company), RLS, dated December 14, 1981, and having, according to said unrecorded plat, the following metes and bounds, to wit:

BEGINNING at an old iron pin located on the eastern side of Fourth Day Street at the corner of Property of John & William Earle and running thence along the line of said Earle Property, N 85-04 E 153.9 feet to an old iron pin; thence turning and running still along Earle Property, S 4-47 E 163.54 feet to an old iron pin; thence turning and running S 77-56 W 153.12 feet to an iron pin on Fourth Day Street; thence turning and running along Fourth Day Street, N 5-25 W 182.55 feet to an old iron pin, the point of beginning.

Being the same property conveyed to the mortgagor herein by deed of B.K.S., A Partnership, to be recorded of even date herewith.



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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.