

van Rinn

MORTGAGE OF REAL ESTATE

GREENVILLE CO. S. C.

BOOK 1599 PAGE 355

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
MAR 28 2 57 PM '83

MORTGAGE OF REAL ESTATE

DONNIE S. TARKERSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, WE, JOSEPH E. AND TIBITHA B. HILL

(hereinafter referred to as Mortgagor) is well and truly indebted unto INDUSTRIAL PACKAGING SUPPLIES, INC.
300 ROPER MTN. ROAD
GREENVILLE, S. C.

(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 FORTY-FIVE THOUSAND, FOUR HUNDRED AND THIRTY-FIVE, and 81/100 Dollars (\$45,435.81) due and payable

at the rate of \$1,000.00 per week, beginning on April 8th, 1983 and continuing until the entire principal sum shall have been paid;

with interest thereon from March 25, 1983 at the rate of 15 per centum per annum, to be paid: (included in each weekly instalment)

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, Austin Township as will appear on that certain Plat of Carolyn W. Dennis prepared by Carolina Surveying Company, dated 10/18/78, and recorded in the RMC Office for Greenville County in Plat Book 6-W at Page 71, containing 5.5 acres more or less, reference to which is craved for a more complete description.

DERIVATION: This is the same property conveyed to the mortgagors herein by deed from Jimmy C. Langston, dated 2/5/79, and recorded 1/30/80 in the RMC Office for Greenville County in Deed Book 1119 at Page 760.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
MAR 25 '83
PB 11218
18.20

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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