

MORTGAGE OF REAL ESTATE - Office of **W. R. Harbin, Attorney at Law, Greenville, S.C.**

BOOK 1601 PAGE 283

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
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DONNIE S. ...
R. MONTELB...

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, **DAVID E. HILL AND NEOMA K. BURGER**, HILL.

(hereinafter referred to as Mortgagor) is well and truly indebted unto

NEOMA K. BURGER

(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 Thousand and 00/100----- Dollars (\$ 40,000.00) due and payable in monthly installments of Four Hundred Twenty-One and 29/100 (\$421.29) Dollars, commencing on the 1st day of May, 1983, and on the 1st day of each month thereafter until paid, except the final payment of principal and interest, if not sooner paid, shall be due and payable on 1st day of April, 2008, with interest thereon from date at the rate of 2.0% per centum per annum, to be paid annually.

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 Mortgagee in hand well and truly paid by the Mortgagor 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 shown and designated as Lot No. 70, as shown on a plat of Farmington Acres of record in the R.M.C. Office of Greenville County, S. C., in Plat Book RR, at Pages 106 and 107, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwestern side of Shubuta Drive at joint front corner of Lot Nos. 70 and 71, and running thence with the line of said lots, N. 37-15 W. 150 feet to an iron pin; thence N. 52-45 E. 90 feet to an iron pin; thence S. 37-15 E. 150 feet to an iron pin on Shubuta Drive; thence with Shubuta Drive, S. 52-45 W. 90 feet to the beginning corner.

DERIVATION: This being the same property conveyed to Mortgagors herein by Deed dated April 7, 1983 from Neoma K. Burger, Mortgagee, said Deed to be recorded herewith in the R.M.C. Office for Greenville County, S. C., in Deed Book 1186, at Page 33.

RECORDS OF SOUTH CAROLINA
DEEDS
GREENVILLE COUNTY
APR 8 1983
STAMP 1601

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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 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 Mortgagee 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 Mortgagee 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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