

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

VOL. 1639 PAGE 508

MORTGAGE OF REAL ESTATE

FILED
DEC 12 3 29 PM '83
DUNN
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Jean R. Hiott

(hereinafter referred to as Mortgagor) is well and truly indebted unto Commercial Mortgage Company, Inc., P. O. Box 566, Fountain Inn, S. C. 29644,

(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 Twenty-seven Thousand Five Hundred and No/100 Dollars \$ 27,500.00 due and payable

in accordance with the terms and conditions of note executed of even date,

with interest thereon from date 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 Mortgagee 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, on the West side of Jones Avenue, known and designated as Lot No. 19 of the property of Mrs. Mary Daniel, according to a plat made by the Dalton & Neves, Engineers, March 1929, and having the following metes and bounds:

BEGINNING at an iron pin on the west side of Jones Avenue at corner of Lot No. 18, and running thence with line of Lot No. 18, N. 89-12 W. 180 feet to pin in line of Lot No. 20; thence with line of Lot No. 20, S. 0-48 W. 55.3 feet to pin on a proposed 40-foot street; thence with said street, S. 84-34 E. 180.6 feet to pin on Jones Avenue; thence along the west side of Jones Avenue, N. 0-48 E. 70 feet to the beginning corner.

This being the same property as conveyed to the mortgagor by deed of W. Daniel Yarborough, Jr., as Master, recorded May 12, 1983 in Deed Book 1188, Page 184, R. M. C. Office for Greenville County.

ACTED
1 DE 12 83 941

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 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.

508

1639-508