MORTGAGE OF REAL ESTATE—Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA SEP 27 1 19 PM '71

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE DOLLIE FARNSWORTH R.M.C.

To All Whom These Presents May Concern:

Whereas: George W. Hance

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Piedmont Bank & Trust Company

(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----SIX THOUSAND NINE HUNDRED NINETY-NINE and 60/100---
----------Dollars ($6,999.60) due and payable

in monthly installments of $116.66, commencing November 1, 1971 and continuing on the 1st day of each month thereafter until paid in full,

with add on interest at the rate of 6% per annum until paid in full.
~~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 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, on the west side of Dalewood Drive, north of the Town of Simpsonville, being known and designated as Lot No. 67 and 53.1 feet of Lot No. 66 on a plat of Property of D. L. Bramlett Subdivision known as Dalewood Heights recorded in the R. M. C. Office for Greenville County in Plat Book "QQ", at Page 135, this said plat being part of lands as shown on a larger plat of Property of Mrs. Rosa J. Bramlett recorded in Plat Book "F", at Page 276 in the R. M. C. Office for Greenville County and being more fully described as follows:

BEGINNING at an iron pin on the west side of Dalewood Drive, joint corner with Lot No. 68 and running thence with line of Lot No. 68, S. 41-00 W. 248.5 feet to an iron pin; thence N. 51-15 W. 153.1 feet to a stake; thence N. 41-00 E. 254.5 feet to a stake on Dalewood Drive; thence along Dalewood Drive S. 49-00 E. 153.1 feet to the beginning corner.

This is a second mortgage, subject only to that first mortgage to Fountain Inn Federal Savings & Loan Association dated October 22, 1964, in the original amount of $15,000.00 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 976 at Page 85.

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.