

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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MAR 19 12 18 PM '79
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Joseph E. Hill and Jimmy C. Langston

(hereinafter referred to as Mortgagor) is well and truly indebted unto Carolyn W. Dennis

(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 FIFTY THOUSAND AND NO/100

Dollars (\$ 50,000.00) due and payable

February 1, 1980, with right of anticipation

with interest thereon from date at the rate of Nine(9%) 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 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 by that certain plat of Carolyn W. Dennis prepared by Carolina Surveying Company, and dated October 18, 1978, and being recorded in the RMC Office for Greenville County in Plat Book 6-W at Page 71, and containing 5.5 acres more or less, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Pelham Road, thence running S. 21-17 W., 18.1 feet to an iron pin; thence S. 19-32 W., 268.3 feet to an iron pin; thence S. 10-32 W., 97.2 feet to an iron pin; thence S. 0-26 W., 167.2 feet to an iron pin; thence N. 45-20 W., 377.2 feet to an iron pin; thence N. 50-46 W., 307.8 feet to an iron pin; thence N. 48-33 E., 534.8 feet to an iron pin; thence S. 38-09 E., 356.9 feet to the point of BEGINNING.

This is the same property conveyed to the mortgagors by Deed of the mortgagee of even date.

ASSIGNMENT

FOR VALUE RECEIVED, Carolyn W. Dennis hereby transfers, sets over and assigns to Southern Bank and Trust of Greenville, South Carolina, its successors and assigns the within mortgage.

WITNESS my hand and seal this 8th day of March, 1979.

In The Presence Of:

James H. Cassidy
Vicki D. Cassidy

Carolyn W. Dennis (L.S.)
Carolyn W. Dennis

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROBATE

PERSONALLY appeared before me VICKI D. CASSIDY who being duly sworn, states that (s)he saw Carolyn W. Dennis sign, seal and execute and as her act and deed deliver the within assignment and that (s)he with JAMES H. CASSIDY witnessed the execution thereof.

SWORN to before me this 8th day of March, 1979.

James H. Cassidy

Vicki D. Cassidy

Notary Public for South Carolina My Commission Expires: 8-16-84

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 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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