^Ĉ S. C.

BOOK 1563 PAGE 213

STATE OF SOUTH CAROLINA ... country or Greenville

MORTGAGE OF REAL ESTATE

RSLEYTO ALL WHOM THESE PRESENTS MAY CONCERN:

VOL 1685 PAGE 941

WHEREAS,

RICHARD J. PENDINO

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

JOSEPH B. HAGAN AND VIOLET R. HAGAN

124 Rulg'ura on, Frenche

(hereinafter referred to as Mortgagoe) 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

Dollars (\$ 5,500.00) due and payable

FIVE THOUSAND FIVE HUNDRED AND NO/00 -----

In equal monthly installments of \$122.35 for five (5) years;

with interest thereon from

date

at the rate of 12.0

per centum per annum, to be paid: monthly in payment;

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to ur 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 Mortgager 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, in the Town of Simpsonville, in the Woodside Mills Village, and being more particularly described as Lot No. 158 as shown on a plat entitled "A Subdivision of Woodside Mills, Simpsonville, SC," made by Piedmont Engineering Service, Greenville, SC, February, 1953, and recorded in the RMC Office for Greenville County in Plat Book GG at page 5. According to said plat, the within described lot is also known as Lot No. 1, Trade Street, and fronts thereon 33.3 feet, and being described by courses and distances, metes and bounds, as follows:

BEGINNING at a corner on the eastern side of South Avenue, which said corner is the southwestern side of Trade Street, and running thence along the southern side of Trade Street, N. 73-24 E., 88.3 feet to corner; thence S. 7-05 E., 152.8 feet to corner; thence N. 48-53 W., 129.7 feet to corner on the eastern side of South Avenue, thence along the eastern side of South Avenue, 3. 3-13 W., 41.2 feet to the beginning corner.

This being the identical property conveyed to the mortgagor by deed of Joseph B. Hagan and Violet R. Hagan, to be recorded of even date herewith.

17# DAY OF Oct 1186 REM 1685 FIRE 941

For REM to this

Assignment see Book 1563 Page 213

RECORDED OCT 17 1984 at 3:11 P/M

I hereby assign this mortgage to Violet R. Hagan individually this 17th day of October, 1984.

11620

Executrix of the Estate of

Joseph B. Hagan

Probate File # 83 ES 2300442

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 artiched, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all ruch fixtures and equipment, other than the o moul 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, succossors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises heireinabove described ir ree 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 Mortgages forever, from and against the Mortgagor and all revious whomsomes lawfully claiming the same or any part thereof.

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