

MAY 17 2 54 PM '72

MORTGAGE OF REAL ESTATE - ~~OLD~~ ^{NEW} ~~WALKER, TODD & MAZIN, ATTORNEYS AT LAW, GREENVILLE, S. C.~~ ^{WALKER, TODD & MAZIN, ATTORNEYS AT LAW, GREENVILLE, S. C.}

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

118 FARMS NORTH
R. M. C.

BOOK 1233 PAGE 535

MORTGAGE OF REAL ESTATE .

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, WILLIAM F. HILL, JR. AND MARGARET WILLIAMSON HILL,

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

(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 Two Thousand, Six Hundred Sixty-Four and No/100 ----- Dollars (\$ 2,664.00) due and payable

in thirty-six (36) equal consecutive monthly installments of Seventy-Four Dollars (\$74.00) each, commencing on June 11, 1972, and on the same day each month thereafter until paid in full,

with interest thereon from _____ 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 eastern side of Woodbridge Drive, being shown and designated as Lot No. 46 on a Plat of Parkdale, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book RR at page 55, and being more particularly described according to said Plat as follows:

BEGINNING at an iron pin on the eastern side of Woodbridge Drive, said iron pin being the joint front corner of Lots 47 and 46 and running thence N. 7-23 E. 75 feet to an iron pin, said iron pin being the joint front corner of Lots 46 and 45; thence S. 86-38 E. 160 feet; thence S. 3-22 E. 140 feet; thence N. 72-22 W. 186.4 feet to the beginning corner.

This mortgage constitutes a second mortgage upon the above set-out property, said mortgage being inferior to that mortgage given by the mortgagors to Carolina National Mortgage Investment Co., Inc. on June 22, 1971, which mortgage is recorded in the RMC Office for Greenville County in Mortgage Book 1196 at page 5.

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.