

GREENVILLE CO. S. C.

SEP 8 3 14 PM '77

BOOK 1409 PAGE 385

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

DOONIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, John Anthony Hill

(hereinafter referred to as Mortgagor) is well and truly indebted unto Nelle H. Greene, 2502 Wade Hampton Blvd., Taylors, SC 29687

(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 Forty-Five Hundred and 00/100

Dollars (\$4,500.00) due and payable

(for terms of repayment, see note of even date)

with interest thereon from none at the rate of none 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, Greenville Township, on New Buncombe Road, Sans Souci Subdivision, two miles north of the City of Greenville, known and designated as Lots Nos. 1, 2 and 3 on plat of property of Ethel Y. Perry which plat is recorded in the R.M.C. Office for Greenville County in Plat Book "B", page 71, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of Crestwood Drive and Highway No. 25 on the right-of-way of said Highway No. 25, and running thence along said right-of-way N 39-10 W 288 feet; thence N 51 E 191.8 feet to Old Thompson Road; thence along the west side of Old Thompson Road, S 17-30 E 224.3 feet to an iron pin; thence with Crestwood Drive, S 3-30 W 54.3 feet to an iron pin; thence continuing with Crestwood Drive S 23-15 W 84.7 feet to the point of beginning.

DERIVATION: This being the same piece of property conveyed to John S. Hill, deceased, by Deed dated January 21st, 1972, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Volume 934 at page 324. The said John S. Hill died intestate on November 10, 1973, with estate being admitted to probate in the Greenville County Probate Judge's Office in Apartment 1386 at File 1; that the said John Anthony Hill, mortgagor, is the only heir at law of the said decedent.

SEP 8 1977 TAX 201.80  
R.M.C. FB. 11216

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.

5  
8  
0

4328 RV-2