

18 Collins C.A. 17627

MORTGAGE OF REAL ESTATE -  
STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }  
GREENVILLE CO. S.C.  
APR 22 4 35 PM '80  
DONNIE FANNERSLEY  
R.M.C.  
MORTGAGE OF REAL ESTATE  
ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Harold J. Seeley and Fannie A. Seeley

(hereinafter referred to as Mortgagor) is well and truly indebted unto Hubert W. Hendley and Velva A. Hendley

(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

Thirty Thousand and no/100ths----- Dollars (\$ 30,000.00 ) due and payable

with interest thereon from even date at the rate of 9 1/2 per centum per annum, to be paid in monthly installments as set forth in said note.

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, being known and designated as Lot 22 of Block B, according to a plat of property of Corrine Bates, made by Piedmont Engineering Service, and recorded in Plat Book S, Page 183 and having, according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin in the southern side of Buena Vista Street, at joint corner of Lots 21 and 22 and running thence along the line of Lot 22 S 31-20 E 203 feet to an iron pin at rear corner of Lot 27; thence along rear line of Lot 27 N 58-10 E 100 feet to an iron pin at rear corner of Lot 23; thence with the line of Lot 23 N 31-20 W 203 feet to an iron pin on the southern side of Buena Vista Street; thence along the southern side of Buena Vista Street S 58-10 W 100 feet to an iron pin, the point of beginning.

DERIVATION: This being the same property conveyed to Mortgagor herein by deed of Mortgagee as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1124, Page 700, on April 22, 1980, this mortgage representing a purchase money mortgage taken as partial consideration for the transfer of the property shown in said deed.

RECORDED  
APR 22 1980  
GREENVILLE COUNTY, S.C.  
R.M.C.

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.

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