

MORTGAGE OF REAL ESTATE -

1306 W. Poinsett Street, Greer, S.C.
29651

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

BOOK 1531 PAGE 781

FILED
GREENVILLE CO. S.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FEB 5 12 27 PM '81

WHEREAS, J.W. HORN and MATTHEW S. HORN
R.M.C.

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

(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

-----NINE HUNDRED, THIRTY-NINE AND 96/100----- Dollars (\$ 939.96-----) due and payable

in 18 monthly installments for principal and interest of \$52.22 each beginning October 1, 1980, which if not paid sooner, the final payment shall be due March 1, 1982.

with interest thereon from date at the rate of 14% add on per centum per annum, to be paid: as stated above.

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 of our interest in and to:
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:

ALL that piece, parcel, or lot of land situate lying and being in Taylors, County of Greenville, South Carolina, on the North side of U.S. Highway 29, and being known and designated as Lot No. 14 and a portion of Lot No. 13 as shown on a plat of property of V.W. Crowder, and recorded in the R.M.C. Office for Greenville County in Plat Book T, at page 91, and being more particularly described from said plat and by a recent survey by J.C. Hill, dated February 9, 1954, as follows:

BEGINNING at an iron pin on the north side of Highway 29 on the corner property of F.J. Moore, thence running with the line of said Highway No. 29, N. 87-15 W. 45 feet to an iron pin corner of Lot No. 15; thence with the line of said Lot N. 320 E. 228 feet to an iron pin; thence N. 86-45 E. 30 feet to an iron pin in the line of property of F.J. Moore; thence S. 0-35 E. 230 feet to the point of BEGINNING.

This being the same property conveyed to Toy Batson by Deed recorded in the Office of the R.M.C. for Greenville County in Deed Book 631, at Page 137.

DERIVATION: See Agreement for Deed from North American Acceptance Corporation to Mortgagors to be recorded herewith. And See Deed of Fidelcor Mortgage Corporation dated January 14, 1981 and recorded in Deed Book 1534, Page 790.

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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 Mortgagee 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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