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DONNA J. SANDERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JIMMIE D. HIOTT AND LU ANNE S. HIOTT

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

UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION

(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 **Six Thousand Eighty-one & 44/100** -----

----- Dollars (\$ 6081.44 due and payable

as set forth by note of mortgagors of even date

per note

with interest thereon from date at the rate of / per centum per annum, to be paid per 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:

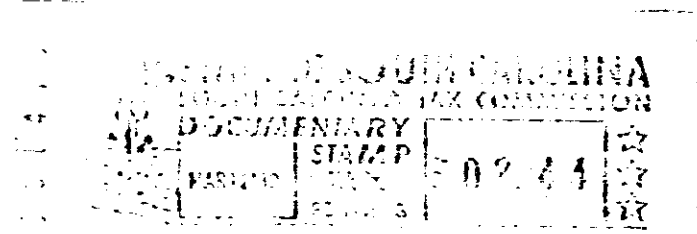
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration for 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, near the Town of Fountain Inn, County of Greenville, located on the Northeastern side of an access road, running parallel to the eastern side of U.S. Highway 276, shown as Lot 15 on plat of Ssection I, Lakeview Terrace. Property of Frank S. Leake, Sr., and Frank S. Leake, Jr., by C.O. Riddle, dated November 1962, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots 14 and 15, and running thence with the joint line of said lots, N 39-32 E., 185 feet to an iron pin; on the rear line of Lot 11; thence with the rear line of Lots 11 and 10, N. 23-16 W. 104.7 feet to an iron pin at the joint rear corner of Lots 15 and 16; thence with the joint line of said lots, S. 49-32 W. , 215 fee to an iron pin on the Northeastern side of the above mentioned road, thence with the side of the road, S. 40-28 E., 100 feet to the point of beginning and being the portion of that property conveyed to the Frank S. Leake in Deed Book 461 at Page 155, a one-half interest of which was subsequently conveyed to Frank S. Leake, Jr., in Deed Book 635 at Page 294, and the same property conveyed to us by their deed to be recorded of even date herewith.

See Plat Book CCC, Page 167

This mortgage is second and junior in lien to that mortgage executed by James J. Kelley and Dorothy J. Kelley recorded in Mortgage Book 917 at Page 139 and assumed by Jimmie D. Hiott and Lu Anne S. Hiott on January 20, 1969. Said mortgage being with Fountain Inn Federal Savings and Loan Association.



Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 and 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 that 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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