

MORTGAGE OF REAL ESTATE -

S. C.

1573 119

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

PM '82

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, LAWRENCE W. FREEMAN and MARY JANE FREEMAN-----

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. CRAIG HEARON and SUSAN H. HEARON-----

3380 Young Charles Dr.  
Florence, S.C. 29501

(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 and No/100-----

----- Dollars (\$ 6,000.00---) due and payable in 23 equal monthly payments of principal and interest in the amount of \$86.08, the first such payment to be due and payable one month from the date hereof, and continuing monthly thereafter until June 18, 1984, at which time all outstanding and unpaid principal, together with all accrued interest, shall be due and payable in full,

with interest thereon from date at the rate of 12% per centum per annum, to be paid: as provided 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 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

ALL that piece, parcel or lot of land situate, lying and being at the Southeastern corner of the intersection of Don Drive and Buckingham Road, in the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as Lot No. 64 on a plat entitled "Map of Gower Estates, Section A", prepared by Dalton & Neves, dated January 1960, recorded in the RMC Office for Greenville County in Plat Book QQ at Pages 146 and 147, together with all that piece, parcel or triangular strip of land adjacent to Lot No. 64, and being a portion of Lot 235 as shown on a plat entitled "Map of Gower Estates, Section B", prepared by R. K. Campbell, dated December 1961, recorded in said RMC Office in Plat Book XX at Pages 36 and 37, and having, in the aggregate, according to a more recent plat entitled "Property of James C. and Susan H. Hearon", prepared by John R., Long and Associates, dated December 30, 1981, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Don Drive at the joint front corner of Lots Nos. 63 and 64 and running thence with the line of Lot No. 63, S. 00-54-50 W., 179.93 feet to an iron pin in the line of Lot No. 235; thence on a new line through Lot No. 235, S. 78-06-23 W., 87.47 feet to an iron pin on the Eastern side of Buckingham Road; thence with the Eastern side of Buckingham Road N. 15-55-30 W., 42.70 feet to an iron pin; thence with the curve of the Eastern side of Buckingham Road, the chord of which is N. 29-59-00 W., 65 feet to an iron pin at the intersection of Buckingham Road and Don Drive; thence with the curve of said intersection, the chord of which is N. 13-58-18 E., 35.30 feet to an iron pin on the Southern side of Don Drive; thence with the Southern side of Don Drive N. 56-55-17 E., 92.90 feet to an iron pin; thence continuing with the Southern side of Don Drive N. 71-21-37 E., 48.86 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of J. Craig Hearon and Susan H. Hearon recorded in the Greenville County RMC Office in Deed Book 1168 at Page 878 on June 18, 1982.

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.

RECORD

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MORTGAGE  
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