

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
GR

CO. S.C. MORTGAGE OF REAL ESTATE

BOOK 1593 PAGE 957

FEB 4 1 40 PM '83

WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, I, ROBERT T. HAMILTON

(hereinafter referred to as Mortgagor) is well and truly indebted unto Jeff R. Richardson, Sr.

(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
Twenty Thousand and no/100----- Dollars (\$20,000.00) due and payable
Two Hundred Fourteen and 93/100 (\$214.93) Dollars per month for
fifteen (15) years

with interest thereon from date at the rate of 10% per centum per annum, to be paid: monthly

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, in the Town of Simpsonville, located on the eastern side of South Main Street and having according to a plat prepared by C. O. Riddle, dated October 24, 1961, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of South Main Street, which iron pin is located 61.5 feet south of the intersection of South Main Street and Crisp Street and running thence with the line of other property of Simpsonville Methodist Church N. 86-17 E. 238.5 feet to an iron pin in line of property now or formerly, of B. W. Brooks; thence with the line of property now or formerly of Brooks S. 3-00 E. 49.4 feet to an iron pin; thence continuing with the line of property now or formerly of Brooks S. 81-00 W. 239.6 feet to an iron pin on the eastern side of South Main Street; thence with the eastern side of South Main Street N. 3-00 W. 71.5 feet to the point of beginning.

This is the identical property conveyed to Jeff R. Richardson, Sr. recorded on March 31, 1978 in Deed Book 1076, Page 276 in the R. M. C. Office for Greenville County.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
FEB 4 1983
TAX
FEB 11 1983
08.00

Together with all and singular rights, members, hereditaments, 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 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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