

217
Dec. 20, 1965

UNRECORDED
AUG 10 2 50 PM '65

90

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE R. W. ASLEY
R.M.C.

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

WHEREAS, We, Devaughn P. Hoover and Shirley T. Hoover,
(hereinafter referred to as Mortgagor) is well and truly indebted unto Inez J. Hudson,

(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

Fifteen Thousand Five Hundred and No/100 - - - - - Dollars (\$ 15,500.00) due and payable

within fifteen (15) years at the rate of \$148.13 per month for principal and interest beginning September 1, 1963 and a like amount each month thereafter until paid in full.

with interest thereon from date at the rate of eight (8) 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, and being known and designated as Lot 3 as shown on plat of property of Central Realty Corporation, by Dalton & Neves in April, 1945, revised June, 1946, as recorded in the RMC Office for Greenville County in Plat Book "B", at Page 177, and having the following metes and bounds:

BEGINNING at an iron pin on the Western side of Parkwood Avenue 109 feet in a Northerly direction from the Northwestern corner of the intersection of Gallivan Avenue and Parkwood Avenue and at the joint front corner of Lots Nos. 2 and 3, and running thence with the line of Lot No. 2, N. 71-32 W. 133 feet to an iron pin; thence N. 19-20 E. 14.3 feet to an iron pin; thence N. 70-47 W. 7 feet to an iron pin; thence N. 19-30 E. 43 feet to an iron pin at the joint rear corner of Lots Nos. 3 and 4; thence with the line of Lot No. 4 S. 68-44 E. 140 feet to an iron pin on Western side of Parkwood Avenue; thence with Western side of Parkwood Avenue S. 19-30 W. 50 feet to point of Beginning.

This is the same identical property conveyed to the Mortgagors herein by deed of Inez J. Hudson, the Mortgagee herein, this same date.

400 3 53181A01

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining to the premises, and all of the rents, issues, and profits which may arise or be had therefrom, and including all fixtures, plumbing, and heating systems now or hereafter installed, connected, or fitted thereto in any manner. It being the intention of the parties herein that all fixtures and appurtenances to the said premises shall 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 hereinafore described in fee simple absolute, that it has good right and authority to mortgage the same, and that the premises are free and clear of all liens and encumbrances except those mentioned herein. The Mortgagee further covenants to warrant and defend the said premises and the said premises unto the Mortgagee and its heirs, successors and assigns, and all persons who may lawfully claim the same or any part thereof.

050

4328 W.3