

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

932 Book 443

RECORDED
AUG 22 1 58 PM 1963
O. M. C. FOR GREENVILLE COUNTY, S. C.

WHEREAS, I, Troy W. Hester

(hereinafter referred to as Mortgagor) is well and truly indebted unto FIRST CAROLINA MORTGAGE CO.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of _____ herewith, the terms of which are incorporated herein by reference, in the sum of Three Thousand Two Hundred Sixty Seven and 46/100

Dollars (\$ 3, 267. 46) due and payable \$63.16 a month beginning October 1, 1963, payments to be applied first to interest, balance to principal, the last payment due September 1, 1968,

with interest thereon from date at the rate of six(6%) 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, on the northwestern side of Patrol Club Road, and having according to plat by R. K. Campbell dated November 1, 1960, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Patrol Club Road, at corner of other property owned by Mortgagor, running thence N. 48-42 W. 175 feet to an iron pin; thence N. 47-46 E. 150 feet to an iron pin; thence S. 48-21 E. 175 feet to an iron pin in center of Patrol Club Road; thence with the center of said Road, as the line, S. 54-50 W. 72.7 feet to Bend; thence still with the center of Road, S. 41-18 W. 77.8 feet to the point of beginning.

This being the same property conveyed unto the Mortgagor herein by deed recorded in Deed Book 546, at Page 62.

It is expressly understood that this is a second mortgage subject only to that first mortgage given to Fidelity Federal Savings & Loan Assn. on October 5, 1960 and recorded in the R. M. C. Office for Greenville County in Mortgage Book-838, at Page 125 in the original amount of \$10,500.00.

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ASSIGNMENT

For value received, the undersigned hereby transfers, sets over and assigns all of its right, title and interest in and to this mortgage to Southeastern Fund, a Corporation, without recourse.

Witness:

FIRST CAROLINA MORTGAGE CO.

[Handwritten signature]

BY *[Handwritten signature]*

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.

Paid and satisfied this 26th day of January 1967.
Southeastern Fund
L. L. Troughton asst. Vice Pres.
witness - J. T. Hughes

SATISFIED AND CANCELLED OF RECORD
24 DAY OF March 1967
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:37 O'CLOCK A. M. NO. 22885