

FILED
GREENVILLE CO. S. C.

BOOK 1242 PAGE 419

STATE OF SOUTH CAROLINA
JUL 28 10 22 AM '72
COUNTY OF GREENVILLE
ELIZABETH RIDDLE
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Thomas W. Hughes and Barbara B. Hughes,

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

(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 and No/100-----
-----Dollars (\$ 15,000.00) due and payable

----- July 31, 1974 -----

/no
with interest thereon from date at the rate of ~~XXXXXX~~ per centum per annum, to be paid:

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 southeasterly side of Elmwood Drive, being shown and designated as Lot No. 55 and the easterly one-half of Lot No. 54, on plat of Section IV, Edwards Forest, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book JJJ, at Page 82, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Elmwood Drive, joint front corner of Lots Nos. 55 and 56, and running thence with Elmwood Drive, S. 49-57 W. 150 feet to a point in line of Lot No. 54; thence on a new line through Lot No. 54, S. 40-03 E. 187.3 feet, more or less, to a point in the center of the rear line of Lot No. 54; running thence N. 48-24 E. 150.06 feet to an iron pin at joint rear corner of Lots Nos. 55 and 56; running thence with the joint lines of said lots, N. 40-03 W. 183.2 feet to the point of beginning.

This mortgage is junior in lien to that certain Note and Mortgage in favor of Fidelity Federal Savings and Loan Association, Greenville, South Carolina, which mortgage is recorded in the R. M. C. Office for Greenville County in Mortgage Volume 1239 at Page 387.

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.