

REGULATION NO. 22  
COMPLIED WITH

GREENVILLE, S.C.  
FEB 5 1974  
Law, Greenville, S.C.

BOOK 1266 PAGE 19

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

DOONIE S. TANKERSLEY  
R.H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, O. B. Godfrey

(hereinafter referred to as Mortgagor) is well and truly indebted unto George W. Hill, his heirs and assigns

(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 Ten Thousand and No/100

Dollars (\$ 10,000.00 ) due and payable at the rate of One Thousand and No/100 \$1,000.00 Dollars on or before the 10th day of February, 1974, together with accrued interest, and a like payment each year thereafter until paid in full. Payments to be applied first to interest, then to principal. The Promissor has the right to anticipate payments and pre-pay this note without penalty.

with interest thereon from date at the rate of six (6%) per centum per annum, to be paid: with monthly payment.

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, Paris Mountain Township, located on Hunt's Bridge Road, approximately eight miles from Greenville, and having the following metes and bounds according to a plat of J. C. Hill, dated August, 1948.

BEGINNING at an iron pin in the center of public road at corner of property now or formerly of W. W. Gibson, and running thence along the center of said public road S. 85-E. 231 feet to an iron pin; thence continuing along said road N. 50 E. 254 feet to an iron pin; thence S. 9-20 E. 778 feet to an iron pin; thence S. 54-15 W. 589 feet to point in center of spring; thence S. 8 E. 745 feet to a stake; thence N. 41-45 W. 938 feet to W. O.; thence N. 28-30 E. 726 feet to White Oak Stump; thence N. 17-30 E. 467.94 feet to an iron pin at the point of beginning.

The mortgagee hereby agrees to subordinate the lien of this mortgage to a construction loan mortgage by the mortgagor to the extent of a maximum of four (4) acres and further agrees to execute such other documents and agreements as may be reasonably necessary in the premises, except that such portion of said property over which the mortgagee shall have a right of way for ingress and egress shall not be subordinated.

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.