

GREENVILLE, S. C.

MORTGAGE OF REAL ESTATE Office of Hubert E. Nolin, Attorney at Law, Greenville, S. C.

BOOK 1287 PAGE 169

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }
DONNIE S. TANKERSLEY
R.M.C.

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

WHEREAS, We, H. N. Hill and Claude Hill, Jr.

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

Southern Bank and Trust Company, Piedmont, S. C.

(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

One thousand nine hundred seventy-one and 36/100- Dollars (\$ 1,971.36) due and payable in thirty-six monthly installments of \$54.76 each, the first of these due and payable on September 8, 1973 with a like amount payable on the 8th day of each calendar month thereafter until entire amount of debt is paid in full.

with interest thereon from date at the rate of 7 per centum per annum, to be paid: in advance

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

All of that certain lot of land in the County of Greenville, State of South Carolina, on Calhoun Avenue and being known and designated as Lot No. 73 as shown on plat of Parker Heights recorded in the R. M. C. Office for Greenville County in Plat Book P at page 43, and having the following metes and bounds:

BEGINNING at an iron pin on Calhoun Avenue at the joint front corner of Lots Nos. 74 and 73, and running thence with the line of said lots, N. 59-15 W. 150 feet to iron pin; thence N. 30-45 E. 50 feet to iron pin at the joint rear corner of Lots Nos. 72 and 73; thence with the joint line of said lots S. 59-15 E. 150 feet to iron pin on Calhoun Avenue; thence with Calhoun Avenue, S. 30-45 W. 50 feet to the beginning corner.

This is the same property conveyed to H. N. Hill and Claude Hill, Jr. by deed of D. V. Langley, dated April 27, 1973, recorded in the Office of R. M. C. for Greenville County in Book 975 of Deeds, page 195.

Personally appeared before me Charles T. Kimbo who under that he was present at the closing of the within transaction as full consideration thereof is of his own knowledge the sum of \$ he saw the statutory amount of South Carolina documentary stamp note which this mortgage secures.



Given under my hand and seal this 17 day of July, 1973.

Margaret H. Buchhiester
Notary Public for South Carolina
My commission expires 7/24/79

Charles T. Kimbo
Charles T. Kimbo

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 thereon, and including all leasing, planting, and holding fixtures now or hereafter attached, connected, or fitted thereto in any manner, if before the intention of the parties hereto that all 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 hereinafore described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or otherwise dispose of the same, and that the premises are free and clear of all incumbrances except as provided herein. The Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, here and against the Mortgagor and all persons who lawfully claiming the same or any part thereof.

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