

MORTGAGE OF REAL ESTATE—Office of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.
GREENVILLE CO. S. C.

JUL 13 11 36 AM '74

STATE OF SOUTH CAROLINA } S. TANKERSLEY } MORTGAGE
COUNTY OF GREENVILLE } R.H.C. }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Cleveland B. Wilson and Martha E. Wilson
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto
George P. Hoffmann and Shadie A. Hoffmann
(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 **Fifty-Seven Thousand Three Hundred Thirty-Seven and 29/100----- DOLLARS (\$ 57,337.29)**,

with interest thereon from date at the rate of **9** per centum per annum, said principal and interest to be repaid: **in equal monthly installments of \$461.47 per month for a term of 30 years, with the first payment being due August 1, 1974, and a like payment on the first of each month thereafter until paid in full**

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 Southern side of Riverside Drive, being designated as the Northern 270 feet of Lot No. 8 and the Eastern 22 feet of Lot No. 7 on plat of Marshall Forest by Dalton & Neves dated October, 1948, recorded in Plat Book H at Page 133 in the RMC Office for Greenville County, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Riverside Drive at the corner of Lots 8 and 9, which pin is 492 feet East of Sylvan Way; thence with said Drive, S. 85-20 W. 122 feet to an iron pin; thence S. 4-40 E. 270 feet to a strip of land reserved for a street; thence N. 85-20 E. 122 feet; thence N. 4-40 W. 270 feet to the point of beginning.

This mortgage is second and junior in lien to that certain mortgage this date assumed by the mortgagors in favor of Fidelity Federal Savings and Loan Association recorded in the RMC Office for Greenville County in Mortgage Book 868 at Page 590. It is understood and agreed, however, that upon the payment in full of the mortgage in favor of Fidelity Federal Savings and Loan Association that this mortgage will become the prime mortgage existing on this property.



Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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