

MORTGAGE OF REAL ESTATE -

1025 10 15 1979

STATE OF SOUTH CAROLINA

CONNIE S. TAYLORS, P.M.C. MORTGAGE OF REAL ESTATE

BOOK 1338 PAGE 479

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, GREGORY G. HAYEN AND BRENDA WILLIAMS

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANK OF TRAVELERS REST

(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 Five Hundred and No 100

Dollars, \$ 1,500.00) due and payable

\$100.00 per month commencing March 1, 1979, and \$100.00 on the 1st day of each and every month thereafter until paid in full.

with interest thereon from date at the rate of Nine (9%) 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, being known and designated as Lots #52, 53 and 54, as shown on plat of property designated as Section 3, Plat of Property of Beattie Heights, Marietta, S. C. made by Terry T. Dill, January 24, 1965, as recorded in Deed Book 900, Page 344 in Greenville RMC Office, and having according to said plat the following metes and bounds, to-wit:

Lot #52:

BEGINNING at an iron pin on Long Shoals Road at the joint front corner of Lots Nos. 51 and 52 and running thence along Long Shoals Road S. 55-34 W. 100.5 feet; running thence N. 6-58 W. 100.1 feet; running thence N. 88-34 E. 100 feet to the joint rear corner of Lots Nos. 51 and 52; running thence S. 7-23 E. 100 feet to an iron pin on Long Shoals Road, the beginning corner.

Lots #53 & 54:

BEGINNING at an iron pin on Long Shoals Road at the joint front corner of Lots Nos. 54 & 55 and running thence North 6-25 West 200 feet to an iron pin; running thence N. 88-34 E. 199.3 feet to an iron pin, joint corner of Lots Nos. 53 and 52; running thence along joint line of said lots, S. 6-58 E. 200 feet, more or less, to an iron pin on Long Shoals Road; running thence along the right-of-way of Long Shoals Road, S. 55-34 W. 201.6 feet to an iron pin, the point of beginning.



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.

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