

MAY 27 3 45 PM '77

BOOK 1338 PAGE 695

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLEDUNNIE S. TAHERSLEY
R.M.C.MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DONALD R. HILL

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

GEORGIA H. HILL

(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 **TWO THOUSAND TWO HUNDRED FIFTY FIVE AND NO/100**

Dollars (\$ 2,255.00)

DUE AND PAYABLE APRIL 1, 1981

with interest thereon ~~xxx~~ **only after due date** at the rate of **eight** 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 Fews Bridge Road, and shown on Plat of Property of Lettie Mae Coster, prepared by C. O. Riddle, RLS, dated March 19, 1971 and containing 1.00 acres, according to said plat, and having the following courses and distances, to wit:

BEGINNING at an iron pin at the westerly corner of the property herein conveyed at corner with Betty Banks, and running thence with Craine line, N. 43-51 E., 77 feet; thence with Manous line, N. 45-45 E., 36 feet; thence with Few line, N. 43-18 E., 196.6 feet to a stone; thence with Manous line, S. 38-50 E., 126 feet to spike in Fews Bridge Road; thence S. 34-00 W., 282.5 feet to point in Fews Bridge Road; thence N. 51-10 W., 24.2 feet to iron pin; thence with Betty Banks line, N. 51-10 W., 173.3 feet to the point of beginning.

This being the same property conveyed to the mortgagor by Deed recorded in the RMC Office for Greenville County in Deed Book 976 at page 331.

ALSO: ALL that piece, parcel or tract of land in O'Neal Township, Greenville County, State of South Carolina, and shown on a plat of property of Lettie Mae Coster, made by C.O. Riddle, RLS, March 19, 1971 and according to said plat, having the following metes and bounds, to wit:

BEGINNING at the joint corner of the tract herein conveyed and the tract designated as that of Dorothy Hart in Fews Bridge Road, and running thence S. 34-00 W., 40 feet to spike; thence S. 11-31 W., 375.8 feet; thence N. 70-24 W., 28.3 feet; thence N. 70-24 W., 416.5 feet to Claude D. Craine line; thence with Claude D. Craine line, N. 43-51 E., 42.2 feet to a stone; thence N. 43-51 E., 471.5 feet to iron pin at Dorothy Hart line; thence with Hart line, S. 51-10 E., 173.3 feet to iron pin; thence N. 51-10 W., 24.2 feet to the point of beginning.

This being the same property conveyed to the mortgagor by Deed recorded in the RMC Office for Greenville County in Deed Book 974 at page 96.



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 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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