

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, John P. Hailstock, 12 Hilton Street, Greenville, South Carolina

herein after referred to as Mortgagor) is well and truly indebted unto the City of Greenville, a municipal corporation, P. O. Box 2207, Greenville, South Carolina 29602

herein after 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 to the said note.

Seven Thousand Four Hundred Sixty-Seven and no/100 Dollars (\$ 7,467.00) due and payable \$72.10 a month for 120 months, with the last payment being \$72.33

with interest thereon from date of execution at rate of 3% per centum per annum, to be paid monthly

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagor 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 a sum in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagee in hand well and truly paid by the Mortgagor 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, and being known as lot 82 and part of lot 83 on plat of Nickletown Heights, recorded in plat book M page 5 in the RMC office for Greenville County and having the following metes and bounds to wit:

Beginning at an iron pin at the joint front corner of lots 81 and 82, which pin is 255 ft., more or less, from "G" Street, and running thence with Hilton Street S. 4-05 W. 60 ft., more or less, to an iron pin; thence N. 80-55 W. 120.4 ft., more or less, through lot 83; thence N. 4-05 E. 49.5 ft., more or less, to an iron pin at the joint rear corner of lots 81 and 82; thence with the line of lot 81, S. 85-55 E. 120 ft., more or less, to the point of beginning.

This property is known and designated as Block Book Number 201-14-3.

This is the same property conveyed to John Pink Hailstock from Leroy Davis and Fannie W. Davis and is recorded in Deed Volume 903 page 55 on November 17, 1970 at 11:36.

The City assumes all stamps and recording fees.

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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