

MORTGAGE OF REAL ESTATE—Offices of Price & Poag, Attorneys at Law, Greenville, S. C.

111 Coldwater Dr.
Spartanburg, S.C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: ROGER DALE HAMBY

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto ETHEL W. LITTLETON

(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 THREE THOUSAND THREE HUNDRED AND 00/100

DOLLARS (\$ 3,300.00).

due and payable in consecutive monthly payments of Fifty and 00/100 (\$50.00) each, beginning December 1, 1978, and continuing each and every month until paid in full, payments to be applied first to interest, and then to principal.

(8 1/2%)

with interest thereon from date at the rate of eight / per centum per annum, to be paid: as stated above and one-half

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,

ALL that certain piece, parcel or tract of land containing 1.53 acres, more or less, situate, lying and being on the westerly side of the Piedmont & Northern Railroad, approximately two miles south of Piedmont, in Grove Township, Greenville County, State of South Carolina, and having according to a plat prepared by Piedmont Engineering Service, dated April 10, 1957, entitled "Property of Ethel W. Littleton", and recorded in the R.M.C. Office for Greenville County, SC in Plat Book NN at Page 45, the following metes and bounds:

BEGINNING at an iron pin in the center of the Piedmont & Northern Railway Co.'s track at the joint corner of property now or formerly of R. N. Davis and running thence with the line of the said Davis Property N. 83-53 W. 196.0 feet to an iron pin; thence continuing with the line of the said Davis property S. 7-39 W. 149.8 feet to an iron pin; thence S. 79-41 W. 114.1 feet to an iron pin in the line of property now or formerly of Edgar Boyce; thence with the line of the said Boyce property N. 10-41 E. 332.9 feet to an iron pin; thence N. 87-00 E. 289.4 feet to an iron pin in the center of the Piedmont & Northern Railway Co.'s track; thence with the center of the said railroad track S. 7-00 W. 194.8 feet to the point of beginning.

The above described property is the same conveyed to the Mortgagor by the Mortgagee by deed to be recorded herewith.

The above described property is conveyed subject to any and all easements or rights-of-way of record or appearing on the property.

It is understood and agreed that this mortgage is junior in lien and to the lien of that mortgage given by the Mortgagor to Southern Bank & Trust Company of even date herewith and to be recorded herewith or immediately prior to the recording of this mortgage.

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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