

MORTGAGE OF REAL ESTATE -

JAMES D. MCKINNEY, JR.  
ATTORNEY-AT-LAW

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 1450 PAGE 490

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Address of mortgagee  
35 North Avondale Drive  
Greenville, S. C. 29609

WHEREAS, we, Roy Keith and Robert L. Hansen

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. J. Spillane

(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 **fifteen hundred and four and 46/100**-----

----- Dollars (\$ 1,504.46 ) due and payable

as follows: \$115.00 on December 5, 1978, and \$115.00 on the 5th day of each and every month thereafter until paid in full,

with interest thereon from **date** at the rate of **nine** per centum per annum, to be ~~pay~~ computed annually **in advance and paid monthly as part of the \$115.00 monthly payments:**

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**, and in **Greenville Township**, being known and designated as **Lot No. 53** on plat of lands of **Pride & Patton**, which plat is recorded in the **R. M. C. Office for Greenville County** in **Plat Book "E"** at page **249**, and having the following metes and bounds:

**BEGINNING** at an iron pin on the North side of Heatherly Drive 150 feet East of the corner of Heatherly Drive and Valley Street, and running thence with Heatherly Drive, S. 53-45 E. 50 feet to iron pin, corner of Lot No. 52; thence with the line of said lot, N. 36-15 E. 187.5 feet to iron pin, corner of Lot No. 76; thence with the line of said lot, N. 59-23 W. 50.24 feet to iron pin, corner of Lot No. 54; thence with the line of said lot, S. 36-15 W. 182.6 feet to the beginning corner.

Mortgagors also agree to pay a late charge of 5% of the amount of any payment which is made more than ten days late.

The above described property is the same conveyed to the mortgagors by the mortgagee by deed dated this date and to be recorded ~~haxxi~~ herewith.

This is a purchase money mortgage.



RECORDED  
NOV 16 1978

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 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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