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MORTGAGE OF REAL ESTATE—Offices of: Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

GREENVILLE S.C.  
DEC 13 12 12 PM '78

Mortgagee's Address:  
932 S.E. Fifth St.  
Ocala, Fla. 32670

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

DEED & MORTGAGE  
MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: George P. Hoffmann, III and

Evelyn K. Hoffmann (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Jane Cardwell Hughes

(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 Sixty Thousand and

no/100ths DOLLARS (\$ 60,000.00 ),  
with interest thereon from date at the rate of nine per centum per annum, said principal and interest to be repaid: \$503.52 on the 15th of January, 1979 and \$503.52 on the 15th of each successive month thereafter for 95 consecutive months with the principal remaining balance to be due and payable on the 96th month or December 15, 1986, payments to be applied first to interest and then to principal. The Mortgagors shall have the right, but not the obligation, to pay off the existing balance of the mortgage including principal and interest, in part or in full, prior to December 15, 1986 without penalty. Mortgagors shall pay to the Mortgage holder a late charge of 5% of any monthly installment not received by the Mortgage holder within fifteen days after the installment is due.

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, City of Greenville, being shown and designated on Plat of Property of George P. Hoffmann, III, and Evelyn K. Hoffmann, prepared by Freeland & Associates, dated December 12, 1978, recorded in Plat Book 3-4 at Page 17, and being described more particularly, according to said plat, to-wit:

BEGINNING at an iron pin on the eastern side of McDaniel Avenue, which iron pin is approximately 170.5 feet north of the intersection of said avenue and McDaniel Court and running thence along the eastern side of McDaniel Avenue N. 09-21 E. 86 feet to an old iron pin; thence S. 66-15 E. 167.60 feet to an old iron pin; thence S. 36-30 W. 5.96 feet to an old iron pin; thence S. 66-11 E. 45.42 feet to an old iron pin; thence S. 17-01 W. 79.06 feet to an old iron pin; thence N. 65-52 W. 43.95 feet to an old iron pin; thence N. 65-57 W. 155.64 feet to an old iron pin on the eastern side of McDaniel Avenue, the point of beginning.

DERIVATION: Deed of Jane Cardwell Hughes, Individually and Bankers Trust of South Carolina, etc., recorded December 18, 1978 in Deed Book 1083 at Page 877.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
RECORDS & CLERK  
STAMP TAX  
PE 11213  
24.00

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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