

505 Overbrook

MORTGAGE OF REAL ESTATE
Law Offices of Brissey, Lathan, Fayssoux, Smith and Roberts, P.A.
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
MORTGAGE OF REAL ESTATE

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11 21 AM '79
HARRISLEY

WHEREAS, Hill's Enterprises, a General Partnership
(hereinafter referred to as Mortgagor) is well and truly indebted unto Hilda C. Russ

(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

Nine thousand one hundred and 00/100----- Dollars (\$9,100.00) due and payable
in equal consecutive monthly installments, each in the amount of \$84.90 beginning September 1,
1979 and continuing in a like amount each and every month thereafter for a period of ten
years, at which time the remaining principal balance, together with any accrued interest
shall be due and payable in full
with interest thereon from date at the rate of 9 1/4 per centum per annum, to be paid: monthly

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 hard 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 the northeastern side of Overbrook Road and being the
southeastern quarter of Lot 45 as shown on a plat of property of the Overbrook Land Company,
plat made by H. O. Jones, Engineer, September 17, 1913 and recorded in the RMC Office for
Greenville County in Plat Book E at page 252, and being more recently shown on a plat of Property
of Hill's Enterprises, by Carolina Surveying Co. dated August 16, 1979 and recorded
in said RMC Office in Plat Book 7M at page 81, reference being craved to the more
recent plat for a more particular metes and bounds description.

This is the same property conveyed to the mortgagor by deed of Hilda C. Russ dated
August 17, 1979 and recorded in the RMC Office for Greenville County in Deed Book 1109
at page 879.

The mortgagee's address is: 501 Confederate Circle, Taylors, SC 29687

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RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA
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Together with all and singular rights, interests, tenements, and appurtenances to the same including 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.

HAVE AND TO HOLD, unto and singular the said Mortgagee unto the heirs, executors and assigns, forever.
The Mortgagor covenants that it is lawfully seized of the premises herebefore described in fee simple absolute, that it has good right and
lawfully authorized to sell, convey or otherwise dispose of the same and that the premises are free from all liens and encumbrances except as provided
herein. The Mortgagor further covenants to warrant and forever defend 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.

505 Overbrook

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