

MORTGAGEE'S ADDRESS: 4-A Vardry Medical Court, Greenville, S.C. 29601

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BOOK: 1493 PAGE: 224

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
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DONNIE S. FANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Benson Hecker and Nelly M. Hecker

(hereinafter referred to as Mortgagor) is well and truly indebted unto

W. Clough Wallace and Mildred T. Wallace

(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-Four Thousand Five Hundred and No/100-----

Dollars (\$ 64,500.00) due and payable

PER TERMS OF NOTE

with interest thereon from _____ at the rate of _____ per centum per annum, to be paid:

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, on the North side of Crestline Road, near the City of Greenville, in Paris Mountain Township, shown as Lot 16 on plat of Hillandale Heights, made by T. M. Welborn, Surveyor, October 7, 1950, recorded in the RMC Office for Greenville County, S. C. in Plat Book Y at Page 113, and having, according to said plat, the following metes and bounds, to wit: BEGINNING at an iron pin on the North side of Crestline Road at the joint front corner of Lots 15 and 16, and running thence with the line of Lot 15, N. 7-19 W. 279.3 feet to an iron pin; thence S. 64-42 E. 163.5 feet to an iron pin; thence with the line of Lot 17, S. 12-42 W. 210.4 feet to an iron pin on the North side of Crestline Road; thence with the curve of Crestline Road, (the chord of which is S. 88-11 W. 75 feet) to the beginning corner.

ALSO: All that lot of land situate, lying and being on the North side of Crestline Road, near the City of Greenville, in Paris Mountain Township, Greenville County, State of South Carolina, shown as Lot 15 and the Eastern one-half of Lot 14, of Block A, on plat of Hillandale Heights, made by T. M. Welborn, Surveyor, October 7, 1950, recorded in the RMC Office for Greenville County, S. C., in Plat Book Y at Page 113, and having, according to said plat, the following metes and bounds, to wit: BEGINNING at an iron pin on the North side of Crestline Road at the joint front corner of Lots 15 and 16, of Block A, and running thence with the line of Lot 16, N. 7-19 W. 279.3 feet to an iron pin; thence N. 64-42 W. 251.5 feet to an iron pin at the joint rear corner of Lots 14 and 15; thence S. 27-50 W. 92.7 feet to an iron pin in the center of the rear line of Lot 14; thence through the center of Lot 14, in a Southeasterly direction 414 feet, more or less, to a point in the center of the front line of Lot 14 on the North side of Crestline Road; thence with the curve of Crestline Road (the chord being N. 42-30 E. 37.5 feet) to an iron pin at the joint front corner of Lots 14 and 15; thence continuing with the curve of Crestline Road (the chord being N. 62-49 E. 75 feet) to the beginning corner.

This is the same property conveyed to the Mortgagors herein by deed of W. Clough Wallace and Mildred T. Wallace recorded January 15th 1980, in Deed Book 1118 at Page 909.

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STATE OF SOUTH CAROLINA
DOCUMENTARY
JAN 15 1980

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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