

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.  
JUN 5 11 36 AM '80  
DONALD BANKERSLEY  
R.M.C.

BOOK 1494 PAGE 329

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Francis Joel Hanks and Anne B. Hanks

(hereinafter referred to as Mortgagor) is well and truly indebted unto J.E. Serrine Company

(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 NINETEEN THOUSAND EIGHT HUNDRED AND NO/100

Dollars (\$ 19,800.00 ) due and payable

AS SHOWN ON 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 \_\_\_\_\_

ALL that piece, parcel or lot of land, situate, lying and being on the Northwestern side of Edgewood Drive, in the Town of Mauldin, County of Greenville, State of South Carolina, being known and designated as Lot No. 8 on plat entitled "Addition to Knollwood Heights", prepared by Piedmont Engineers and Architects, dated June 2, 1966, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book PPP at Page 6, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the Northwestern side of Edgewood Drive at the joint front corner of Lots Nos. 8 and 9 and running thence along the Northwestern edge of Edgewood Drive, S. 42-33 E. 120 feet to the joint front corner of Lots Nos. 7 and 3; thence along the line of Lot No. 7 S. 47-27 E. 165.0 feet to a point; thence N. 42-33 E. 120 feet to a point; thence along the line of Lot No. 9 S. 47-27 E. 165.0 feet to the point of BEGINNING.

This is the same property conveyed to the mortgagors by Deed of James W. Cook and Barbara J. Cook dated May 28, 1971 and recorded May 28, 1971 in Deed Book 916 at Page 389, RMC Office for Greenville County, South Carolina.

This mortgage is second and junior in lien to that certain mortgage given to Carolina Federal Savings and Loan Association dated July 6, 1967 and recorded July 10, 1967 in Mortgage Book 1062 at Page 553, RMC Office for Greenville County, to secure \$23,500.00.

STATE OF SOUTH CAROLINA  
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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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