

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

DATE FILED
MAY 15 1980
R.M.C. - RSLEY

mtgee's address
125 Kneelwood Lane
Greenville, S.C.
29607

BOOK 1499 PAGE 693

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WILLIAM HENRY NAPIER ELLIS, JR.

(hereinafter referred to as Mortgagor) is well and truly indebted unto THOMAS CHAPMAN HILL AND HELEN C. HILL OR TO THE SURVIVOR

(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 TWENTY THREE THOUSAND SEVEN HUNDRED FIFTY FOUR AND NO/100-----Dollars (\$23,754.00) due and payable

In 240 monthly installments of \$225.31 with each payment to include its amortized share of principal and interest at 9 3/4 percent per annum with the first payment to begin May 15, 1980.

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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, being shown and designated as 65.11 acres on plat of J. L. Montgomery, III, RLS dated February 21, 1980 and recorded in the RMC Office for Greenville County in Plat Book 2-4, Page 62, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint corner of property of Steven J. Jones and Rachel A. Jones and the said 65.11 acres and running thence S. 66-32 E., 249.8 feet to an old iron pin; thence S. 33-08 E., 507.63 feet to an old iron pin; thence S. 37-13 E., 437.56 feet to an old iron pin in the center of SC Road 154; thence with the center of SC Road 154 N. 80-34 E., 1125.72 feet to a nail and cap; thence leaving said Road and running thence N. 3-48 W., 343.4 feet to an old iron pin; thence N. 46-40 E., 295.2 feet to an old iron pin on a branch; thence with the branch as the line, the traverse of which is as follows: N. 41-52 W., 175.0 feet; N. 13-12 W., 150.0 feet; N. 7-48 E., 95.0 feet; N. 22-12 W., 125.0 feet; N. 26-42 W., 120.0 feet; N. 40-20 W., 180.0 feet; N. 26-29 W., 170.0 feet; N. 39-19 W., 300.0 feet; N. 52-11 W., 122.0 feet; N. 25-24 W., 255.0 feet; N. 32-32 W., 160.0 feet to a point at the edge of Reedy River; thence with the Reedy River to the point of beginning.

Mortgagor is granted the right to prepay at any time without penalty.

Mortgagees agree to release a parcel not to exceed two acres with the location being subject to the approval of both mortgagees.

This is the identical property conveyed to the mortgagor by deed of Thomas Chapman Hill and Helen C. Hill to be recorded on even date herewith.

This mortgage is second and junior in lien to that certain mortgage held by The Federal Land Bank as in the original amount of \$43,400.00 to be also recorded on even date herewith.

RECORDED IN THE
PUBLIC RECORDS OF THE
COUNTY OF GREENVILLE,
SOUTH CAROLINA
MAY 15 1980
R.M.C. - RSLEY

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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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