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S. C.

BOOK 1501 PAGE 153

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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R. M. C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, LYN H. HAMMOND, M. D.

(hereinafter referred to as Mortgagor) is well and truly indebted unto PREFERRED HOMES, INC., 1 Chick Springs Road, Greenville, S. C. 29609

(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 Sixteen Thousand Eight Hundred and 00/100

Dollars (\$ 16,800.00) due and payable

in consecutive monthly installments of \$165.00 each commencing on June 1, 1980, with interest on the unpaid principal balance from date until paid at the rate of 11½ percent per annum, except that any remaining indebtedness if not sooner paid shall be due and payable on June 1, 1982.
with interest thereon from date at the rate of 11½% per centum per annum, to be paid: annually.

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, near the City of Greenville, State of South Carolina, in a subdivision known as Coach Hills, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 4X, at Pages 85 and 86, and shown as Lot 128 on said plat. Said lot having such metes and bounds as shown thereon.

This being the same property conveyed to the Mortgagor herein by Preferred Homes, Inc. by Deed dated April 21, 1980, said deed to be recorded herewith in Deed Book 1124, at Page 382, R.M.C. Office for Greenville County, South Carolina.

This Mortgage is given in consideration of and ^{is} junior in rank to that Mortgage of even date given by Mortgagor to the First Federal Savings and Loan Association in the original amount of \$51,514.08.

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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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