

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
MORTGAGE OF REAL ESTATE
21 4 57 PM 1980
TO ALL WHOM THESE PRESENTS MAY CONCERN:
DORIS W. FORRESTER
LINDSLEY

BOOK 1501 PAGE 200

WHEREAS, REBEKAH F. HUGHES,

(hereinafter referred to as Mortgagor) is well and truly indebted unto LINDSAY J. FORRESTER and REBEKAH T. FORRESTER

(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-Five Thousand and no/100ths-----Dollars (\$65,000.00----) due and payable in the amount of Six Hundred Ninety-Eight and 50/100ths Dollars (\$698.50) per month commencing on April 1, 1980 and the same amount each and every month thereafter until paid in full. Mortgage is to run for a maximum of fifteen (15) years.

with interest thereon from April 1, 1980 at the rate of ten (10%)---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 afore-said 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, lying and being on the southerly side of Rock Creek Drive, in the City of Greenville, South Carolina, being known and designated as Lot No. 7, on Plat entitled "Property of Greenville Country Club and Elizabeth G. McCall, as recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book KK, Page 67, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Rock Creek Drive, said pin being the joint front corner of Lots 6 and 7 and running thence with the common line of said lots S. 23-35 E. 263.3 feet to an iron pin on the northerly side of a 25 foot alley; thence with the northerly side of said alley N. 68-45 E. 80 feet to an iron pin; thence continuing with said alley N. 59-40 E. 72.5 feet to an iron pin, joint rear corner of Lots 7 and 8; thence with the common line of said lots N. 37-04 W. 271.9 feet to an iron pin on the southerly side of Rock Creek Drive; thence with the southerly side of Rock Creek Drive S. 52-56 W. 39.2 feet to an iron pin; thence continuing with said Drive S. 69-31 W. 50.8 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of Lindsay J. Forrester and Rebekah T. Forrester, of even date, to be recorded herewith.

This conveyance is made subject to any restrictions, right-of-ways, setback lines, zoning ordinances, utility easements if any, as may affect the above described property.

RECORDED
DOCUMENTARY
APR 23 1980
GREENVILLE

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 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.