

MORTGAGE OF REAL ESTATE.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

11 30 AM '80
R.M.C. OFFERSLEY

MORTGAGE OF REAL ESTATE

BOOK 1502 PAGE 163

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Charles A. Warth

(hereinafter referred to as Mortgagor) is well and truly indebted unto Mr. D. J. Hannon

(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 Six Thousand and no/100 ----- Dollars (\$6,000.00) due and payable

in 120 consecutive monthly installments of Seventy-Nine and 30/100 (\$79.30) Dollars, commencing May 1, 1980,

with interest thereon from May 1, 1980 at the rate of 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 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

ALL that piece, parcel or lot of land in the City and County of Greenville, South Carolina, and being known and designated as Lot No. 7 according to a Map or Plat of property of W. O. Groce, as made in March, 1944, by R. E. Dalton, Engineer; which Map or Plat is of record in the R.M.C. Office in Plat Book "Q" at Page 188. Said lot of land being described by metes and bounds as follows, to-wit:

BEGINNING at an iron pin on the Eastern side of Groce Avenue as shown on said plat at the corner common to Lots 7 and 8 and running thence S.60-47 E. along the dividing line between Lots 7 and 8, 141.6 feet to an iron pin on the rear line of Lot 17; thence N.36-57 E. along the dividing line between Lot 7 and Lots 17 and 18, 41.6 feet to an iron pin on the rear line of Lot No. 4; thence N.59-24 W. along the dividing line between Lot 7 and Lots 4, 5 and 6 147 feet to an iron pin on the eastern side of Groce Avenue; thence along the eastern side of Groce Avenue S.29-13 W. 45 feet to the place of beginning.

This being the same property conveyed to the mortgagor by deed from W. Rudolph Shives, as recorded in the R.M.C. Office for Greenville County in Deed Book 1086 at Page 845 on September 6, 1978.

[Faint signature and stamp area]

Mr. D. J. Hannon
117 West Earle Street
Greenville, S. C. 29609

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.

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