

MORTGAGEES' ADDRESS: P. O. Box 2348, Greenville, S. C. 29602
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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MAY 1980 MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
WASLEY

WHEREAS, M. R. Hogan and Bruce F. Hopkins

(hereinafter referred to as Mortgagor) is well and truly indebted unto

William D. Richardson and James E. Newman

(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

Seven Thousand and No/100----- Dollars (\$ 7,000.00) due and payable

in equal monthly installments of \$155.72 each, commencing May 1, 1980, and continuing on the 1st day of each month thereafter for a total of five years until paid in full

with interest thereon from date at the rate of 12 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, being shown and designated as Lot No. 2 on plat prepared for Mr. Rick Fairbanks by Arbor Engineering, dated July 10, 1978, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 6-M at Page 96, reference to said plat being craved for a metes and bounds description thereof. *

Mortgagors herein have the right to prepay any part or all of this indebtedness without penalty.

This is the same property conveyed to the Mortgagors herein by deed of Ken Ezell dated April 15, 1979, to M.R. Hogan recorded in the RMC Office for Greenville County in Deed Book 1106 at Page 656, and deed from M. R. Hogan to Bruce F. Hopkins dated April 10, 1980, to be recorded herewith.

*Also, one-half of my undivided interest in and to that certain private road upon which this tract of land borders as shown on the recorded plat.

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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