

MORTGAGE OF REAL ESTATE -

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

FILED GREENVILLE S.C. MORTGAGE OF REAL ESTATE

BOOK 1509 PAGE 558

TO ALL WHOM THESE PRESENTS MAY CONCERN:

GENERAL INTERESTSLEY

WHEREAS, THOMAS B. HOOKER AND BETTY JOAN HOOKER

(hereinafter referred to as Mortgagor) is well and truly indebted unto LEROY CANNON REALTY, INC.

(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-Four Thousand Five Hundred & No/100----- Dollars (\$ 24,500.00 ) due and payable

Monthly payments of \$236.44, beginning September 1, 1980, and continuing monthly thereafter until paid in full (twenty years). Payments monthly including principal and interest.

with interest thereon from date 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, near McDowell Street and being designated as lot of W. P. McGee Estate on plat of Property of R. B. Phillips and W. P. McGee Est., prepared by C. O. Riddle, R.L.S. on May 23, 1968, and recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book YYY at page 11, and having the following metes and bounds according to said plat:

BEGINNING at an iron pin at northwest corner of lot of W. A. Nicholson and running thence with the Nicholson line, N. 60-24 E. 177 feet to an iron pin on Pine Brook Drive; thence along Pine Brook Drive in a northwesterly direction, 72 feet, more or less, to point on road that connects McGee Drive and Pine Brook Drive; thence along said road, S. 47-31 W. 150 feet, more or less, to iron pin, thence with the curve of said road and McGee Drive, (the chord being S. 0-13 E. 30.65 feet) to the beginning corner.

This being the same property conveyed unto Thomas B. Hooker and Betty Joan Hooker by deed from Leroy Cannon Realty, Inc., recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 1130 at Page 303 on the 1 day of Aug, 1980.

NOTED 1 AUG 1980

RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY, S.C. ON AUG 1 1980

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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