

MORTGAGE OF REAL ESTATE

1527-370

Mortgagee's address: 5 Oriole Street, Greenville, South Carolina 29609

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

S.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

AM '80

ASLEY

WHEREAS we, Kenneth Adams and Nancy Marie Adams,

hereinafter referred to as Mortgagee) is well and truly indebted unto Doris L. Rochester Hill,

hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date hereto, the terms of which are incorporated herein by reference, in the sum of Ten Thousand and no/100-----

Dollars (\$10,000.00) due and payable

in seventy (70) equal monthly payments of Two Hundred (\$200.00) Dollars each, beginning on December 10, 1980, and then thereafter each successive month and date; the final payment is due on the 10th day of the seventy-first month, in the amount of \$132.36,

with interest thereon from date at the rate of twelve per centum per annum, to be paid. Interest is computed in the monthly payments.

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee 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 Mortgagee 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, is hereafter described therein, situate, lying and being in the State of South Carolina, County of Greenville, Greenville Township, and being known and designated as part of Lot No. 22, Block C, as shown on plat of property of City View recorded in Plat Book A, at page 460. Said lot fronting 54 feet on YMCA Street and running to a depth of 105 feet along O'Neal Street (formerly Morgan Street) and having the following metes and bounds, to wit:

Beginning at an iron pin on YMCA Street at the joint front corner of Lots Nos. 22 and 23 and running thence along YMCA Street, N. 1/4 East 54 feet to an iron pin at the intersection of O'Neal Street and YMCA Street; running thence along O'Neal Street, N. 89-30 West 105 feet; running thence a new line S. 1/4 West 54 feet to an iron pin in line of Lot No. 23; running thence along the joint line of Lots Nos. 23 and 22, S. 89-30 East 105 feet to an iron pin on YMCA Street, the beginning corner.

This is the same property conveyed to the mortgagors by the mortgagee on even date, said deed being recorded in Deed Book 1135, page 518, RMC Office for Greenville County.

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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 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 Mortgagee covenants that it is lawfully seized of the premises hereinafore described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or otherwise dispose of the premises free and clear of all liens and encumbrances except as provided herein. The Mortgagee further covenants to warrant and forever defend all and sing for the said premises unto the Mortgagee, forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

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