

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

JAN 20 9 43 AM '81

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, JACK HAMPTON HAYNES

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

Mildred B. Wilson, Maxine G. Byars
and T. J. Boone

(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 ----- Dollars (\$ 6,000.00) due and payable

\$133.48 on February 19, 1981 and a like amount on the 19th day of each and every month thereafter until the entire principal sum and accrued interest is paid in full, said installments to be applied first in payment of interest and balance to principal

with interest thereon from date at the rate of 12% per centum per annum, to be paid: monthly
The mortgagor has the right to repay the entire amount on this mortgage at any time without penalty.

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, the Mortgagee's heirs, 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, designated as Lot No. 7 of the subdivision known as NEW HOPE and shown on a plat recorded in plat book A at page 307 of the RMC Office for Greenville County, and having according to said plat the following metes and bounds:

Beginning at an iron pin on the south side of Hoyt Street, joint corner of Lots Nos. 6 and 7, and running thence with the line of Lot No. 6, S. 10 3/4 W. 150 feet to corner of Lot No. 14; thence with the rear line of Lot No. 14, S. 81 1/3 W. 60 feet to an iron pin at corner of Lot No. 8; thence with the line of lot 8, N. 10 3/4 E. 150 feet to an iron pin on Hoyt Street; thence with Hoyt Street N. 81 1/3 E. 60 feet to the beginning corner.

This is the same property conveyed to mortgagor by mortgagees by deed of even date herewith, to be recorded herewith.

THE MORTGAGOR agrees to deposit with the MORTGAGEE monthly, the sum of \$16.52 to cover the taxes and fire insurance premium as the same becomes due during the term of this mortgage. The monthly deposit shall be increased from time to time sufficiently to cover any increase in taxes and insurance.

RECORDED IN GREENVILLE COUNTY S. C. BOOK 1530 PAGE 546
JAN 20 1981
TAX \$2.40
STAMP

GCTO -----3 JAN 20 1981 1305

Mortgagee address:

Mrs. Mildred Wilson
6 Chickasaw Drive
Greenville, S. C. 29611

4-000 TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that is 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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