

FILED
GREENVILLE CO. S.C.

BOOK 1530 PAGE 225

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
JAN 21 4 15 PM '81
S. TANKERSLEY
R.M.C.
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DAVID W. HIOTT

(hereinafter referred to as Mortgagor) is well and truly indebted unto COMMERCIAL MORTGAGE COMPANY, INC.,
512 E. North Street, Greenville, South Carolina, 29601

(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 Four Thousand Eight Hundred & no/100-----
-----Dollars (\$ 4,800.00) due and payable

on or before July 20, 1981

with interest thereon from date at the rate of three month per centum per annum to be paid in advance in accordance
with note dated January 20, 1981
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 grant-
ed, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and as-
signs:

"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, City of Greenville, on the west
side of Jones Avenue, known and designated as Lot No. 19 of the
property of Mrs. Mary Daniel, according to a plat made by Dalton &
Neves, Engineers, March, 1929, and having the following metes and
bounds, to-wit:

BEGINNING at an iron pin on the west side of Jones Avenue, at corner
of Lot 18, and running thence with line of Lot No. 18, N. 89-12 W.,
180 feet to pin in line of Lot No. 20; thence with line of Lot No.
20, S. 0-48 W., 55.3 feet to pin on a 40 foot street; thence with
said street, S. 84-34 E., 180.6 feet to pin on Jones Avenue; thence
with the west side of Jones Avenue, N. 0-48 E., 70 feet to the
beginning.

This being the identical property conveyed to the Mortgagor herein by
deed of H. W. Rikard, Faye R. Skidmore, Frances Rikard Carter, and
Murray W. Rikard, Jr., as recorded July 30, 1955 in the RMC Office
for Greenville County in Deed Book 531 at Page 01, and also by deed
of Edna Altom Rikard recorded July 30, 1955 in Deed Book 530 at Page
543, RMC Office for Greenville County.

This Mortgage is second and junior in lien to that certain Mortgage
given to Fidelity Federal Savings and Loan Association recorded in
REM Book 1213 at Page 549 on November 17, 1971 in the original amount
of \$13,000.00 and having a present balance of \$8,856.90.

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RECORDED
JAN 21 1981
GREENVILLE COUNTY, S.C.
S. TANKERSLEY
R.M.C.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or ap-
pertaining, and of all 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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