

County of GREENVILLE

MAY 1 1981
DEEDS & RECORDS
GREENVILLETHIS MORTGAGE made this 1st day of May, 19 81by P. Gavin Hogan and Mary Jane Hogan(hereinafter referred to as "Mortgagor") and given to Lyda D. Mathis(hereinafter referred to as "Mortgagee"), whose address is 13 Shannon Lake Circle,
Route 2, Greenville, South Carolina, 29607

WITNESSETH:

THAT WHEREAS, P. Gavin Hogan and Mary Jane Hogan is indebted to Mortgagee in the maximum principal sum of Seventy-Three Thousand and No/100 Dollars (\$ 73,000.00), which indebtedness is evidenced by the Note of P. Gavin Hogan and Mary Jane Hogan of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 240 months after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976) (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof, and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$ 73,000.00 plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorneys fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

ALL that certain piece, parcel or lot of land, located, lying and being in the County of Greenville, State of South Carolina, lying on the Eastern side of the right-of-way of Royal Oak Court, being known and designated as Lot No. 242, Devenger Place, Section No. 12, as shown on plat prepared by Dalton & Neves Co., dated May, 1979, recorded in the Greenville County RMC Office in Plat Book 7-X at Page 18, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of the right-of-way of Royal Oak Court at the joint front corner of Lots Nos. 242 and 243, and running thence along said right-of-way S. 17-57 W., 20 feet to a point; thence running S. 25-30 W., 26.6 feet to a point; thence S. 28-42 W., 40 feet to an iron pin on the Eastern side of the right-of-way of Royal Oak Court at the joint corner of Lots Nos. 242 and 241; thence running along the joint line of said lots S. 72-01 E., 37.6 feet to a point at the joint corner of the within lot and Section No. 7, Devenger Place; thence running along the joint line of said lots N. 86-11 E., 71.6 feet to an iron pin; thence running N. 3-49 W., 75 feet to an iron pin at the joint rear corner of Lots Nos. 242 and 243; thence running along the joint line of said lots N. 88-48 W., 165.2 feet to an iron pin at the joint front corner of Lots Nos. 242 and 243, on the Eastern side of the right-of-way of Royal Oak Court, the point and place of BEGINNING.

This is the same property conveyed to the Mortgagors herein by deed of William E. Smith, Ltd., recorded in the Greenville County RMC Office in Deed Book 1117 at Page 286 on May 1, 1981.

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TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto, all improvements now or hereafter situated thereon, and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto).