

MORTGAGE OF REAL ESTATE - Net proceeds of this loan is \$7,200.00

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

3 23 AM '81
S. C.
WILKINSLEY

MORTGAGE OF REAL ESTATE

BOOK 1546 PAGE 561

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Joe E. Hiott and Avenelle E. Hiott

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company
Piedmont, South Carolina

(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

Ten thousand eight hundred thirty - nine and 60/100----- Dollars (\$ 10,839.60) due and payable in sixty (60) monthly payments of \$180.66 each, the first of these due on August 8, 1981 with a like amount due on the 8th day of each calendar month thereafter until entire amount of debt is paid in full.

with interest thereon from date at the rate of 17.49 per centum per annum, to be paid: in advance

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

All that lot or parcel of land on the north side of State Highway No. 101, about three miles northwest of the City of Greer, in Oneal Township, Greenville County, State of South Carolina, and being known and designated as Lot No. 3 of the property of W. Dennis Smith according to survey and plat by John A. Simmons, Reg. Sur. dated May 10, 1967, and having the following courses and distances, to - wit :

Beginning on the north side of said highway, corner of Lots Nos. 1 and 3, Iron pin on north bank at 17 feet and running thence along said highway N. 62-50 W. 185 feet to a point on the north side of said highway, Iron pin on bank at 5 feet; thence along the line of the Brown property, N. 0-04 W 180 feet to an Iron pin; thence N. 89-54 E. 100 feet to an Iron pin, corner of Lot No. 2; thence along the line of Lots Nos. 2 and 1, S. 7-45 E 251.2 feet to the beginning corner.

Conveyed subject to any easements or rights of way of record affecting this property, or on the premises.

This is the same property conveyed to Joe E. Hiott and Avenelle E. Hiott by deed of James Hugh Cannon, Jr. and Barbara Jean B. Cannon dated November 15, 1972 recorded in the Office of RMC for Greenville County in Book 960, Page 395.

This will be a junior lien to a first mortgage in the amount of \$22,700.00 dated November 15, 1972 given to Inman Federal Savings and Loan Association and recorded in the Office of RMC for Greenville County in Mortgage Book 1257, page 143.



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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 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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