

Mortgagee's Address: 832 Butler Springs Road, Greenville, S. C. 29615

STATE OF SOUTH CAROLINA **FILED**
COUNTY OF GREENVILLE **SEP 4 2 09 PM '81** CO. S. C. MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
DONNIE S. WATERSLEY
R.M.C.

WHEREAS, STEPHEN S. HALL AND MARTHA ANN H. HALL (hereinafter referred to as Mortgagors) are well and truly indebted unto MALCOLM E. MORGAN AND SANDRA MORGAN (hereinafter referred to as Mortgagees) as evidenced by the Mortgagors' promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Thirty-Two Thousand and No/100ths Dollars (\$32,000.00), due and payable without interest, on demand.

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

NOW, KNOW ALL MEN, That the Mortgagors, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagors may be indebted to the Mortgagees, and also in time for advances made to or for their account by the Mortgagees, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagors in hand well and truly paid by the Mortgagees at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the Mortgagees, the Mortgagees' heirs 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, on the northern side of Butler Springs Road and being known and designated as Lot No. 29 on a Plat of HERITAGE HILLS Subdivision recorded in the RMC Office for Greenville County in Plat Book YY at Page 187, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northern side of Butler Springs Road at the joint front corner of Lots 28 and 29 and running thence with the northern side of said Road, S. 80-15 W. 105 feet to an iron pin at the joint front corner of Lots 29 and 30; running thence with the joint line of said Lots, N. 09-45 W. 170 feet to an iron pin; thence N. 80-15 E. 105 feet to an iron pin; thence S. 09-45 E. 170 feet to an iron pin, the point of beginning.

THIS is the same property as that conveyed to the Mortgagors herein by deed from Tommy L. Farr and Florence P. Farr recorded in the RMC Office for Greenville County on March 24, 1978 in Deed Book 1075, Page 874.

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 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 and said premises unto the Mortgagees, their heirs and assigns, forever.

The Mortgagors covenant that they are lawfully seized of the premises hereinabove described in fee simple absolute, that they have good right and are 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 Mortgagors further covenant to warrant and forever defend all and singular the said premises unto the Mortgagees forever, from and against the Mortgagors and all persons whomsoever lawfully claiming the same or any part thereof.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
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