

c/o Mrs, Allen Causey, Route 12, Maruca Drive, Greenville, S.C.

1559 PAGE 814

STATE OF SOUTH CAROLINA } FILED
COUNTY OF GREENVILLE GRF } S.C. MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

DEC 16 12 28 PM '81

WHEREAS, JOSEPH HICKBETH, III, INHERSLEY
R.M.C.

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

(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 Five Thousand and No/100

Dollars (\$ 5,000.00) due and payable

in accordance with terms of note of even date herewith

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

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 Greenville, being known and designated as Lot No. 21 Section One of a subdivision known as Brookwood Forest as shown on a plat thereof prepared by C. C. Jones, C.E., dated November, 1962, and recorded in the R.M.C. Office for Greenville County in Plat Book XX, Page 97 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Holborn Lane joint front corner of Lots Nos. 20 and 21 and running thence along joint line of said lots S. 0-55 W., 154.6 feet to an iron pin; due west 100 feet to an iron pin at the rear corner of Lot No. 22; thence along the line of that lot N. 0-55 E., 156.1 feet to an iron pin on the southern side of Holborn Lane; thence along the southern side of Holborn Lane S. 89-05 E., 100 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of Cothran & Darby Builders, Inc. recorded in the R.M.C. Office for Greenville County on September 8, 1981, in Deed Book 1154, Page 702.

This mortgage is junior in lien to that certain mortgage in favor of American Federal Savings and Loan Association in the original amount of \$34,000.00 recorded in the R.M.C. Office for Greenville County on September 8, 1981, in R.E. Mortgage Book 1552, Page 39.

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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 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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