

MORTGAGE OF REAL ESTATE

BOOK 1551 PAGE 618

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, LUCILLE G. HENDLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto LUCY H. CHILES, INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF JOHN W. CHILES

(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 Forty-One Thousand Five Hundred and No/100

Dollars (\$ 41,500.00 ) due and payable in monthly installments of Three Hundred Sixty-Four and 20/100 (\$364.20) Dollars commencing March 1, 1982 and Three Hundred Sixty-Four and 20/100 (\$364.20) Dollars on the first day of each and every month thereafter until February 1, 1987, at which time the entire unpaid balance shall become due and payable.

with interest thereon from date hereof at the rate of Ten (10%) per centum per annum, to be paid. Monthly

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, Chick Springs Township, near U. S. Highway No. 29 on the Northeast side of Paris Road, and having, according to a plat of the property of A. M. Payne prepared by Dalton and Neves, Engrs., December, 1950, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of Paris Road where the same intersects with the right of way of a Duke Power Company transmission line, and running thence along boundary of said transmission line, N. 73-20 E. 282.7 feet to an iron pin on the line of other property now or formerly belonging to A. M. Payne, et al; thence along the line of that property, N. 41-10 W. 213.8 feet to an iron pin at the corner of a lot conveyed to Don S. and Ruth Edens; thence along the Eden's line, S. 59-19 W. 262.8 feet to an iron pin on the northeast side of said Paris Road; thence along the northeast side of Paris Road, S. 41-10 E. 143.8 feet to the beginning corner.

Derivation: Lucy H. Chiles, Deed Book 1161, at Page 155, recorded January 18 1982.

At the option of the mortgagee, the indebtedness secured hereby shall become due and payable if the mortgagor shall convey the mortgaged premises or if the title thereto shall become vested in any other person or party for any other reason whatsoever.

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STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
\$ 18.60

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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