

MORTGAGE OF REAL ESTATE -  
GREENVILLE COUNTY, S. C.

BOOK 1531 PAGE 926

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE } 11 02 AM '82  
DORIS JAMES WOODWARD }  
MORTGAGE OF REAL ESTATE

DORIS JAMES WOODWARD TO ALL WHOM THESE PRESENTS MAY CONCERN:  
R.M.C.

WHEREAS, HOWARD G. HISER and SHARON M. HISER

(hereinafter referred to as Mortgagor) is well and truly indebted unto DORIS JAMES WOODWARD

(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 Twenty Thousand and No/100-----  
-----Dollars (\$ 20,000.00 ) due and payable

In monthly installments of Two Hundred Five and 80/100 Dollars (\$205.80) per month commencing February 22, 1982 and Two Hundred Five and 80/100 Dollars (\$205.80) on the 22nd day of each and every month thereafter until January 22, 1986, at which time the entire unpaid balance shall become due and payable.

with interest thereon from Feb. 1, 1982 at the rate of Twelve 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, designated as Lot No. 137, Section III, POINSETTIA Subdivision, Simpsonville, South Carolina, plat of said Subdivision being recorded in the RMC Office for Greenville County, South Carolina in Plat Book PPP, at Page 141.

A more particular description of said above numbered lot may be had by reference to said plat.

Derivation: Doris James Woodward, Deed Book 1161, at Page 338, recorded January 22, 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.

The Mortgagors shall have the right to repay any of the indebtedness at any time or times without penalty.

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STATE OF SOUTH CAROLINA  
RECORDING COMMISSION  
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STAMP  
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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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