

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

11 29 AM '82

MORTGAGE OF REAL ESTATE

ANNERSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN:  
R.M.C.

WHEREAS, RICHARD J. PENDINO

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

JOSEPH B. HAGAN AND VIOLET R. HAGAN

124 Ridgeway Dr., Greenville

(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 FIVE HUNDRED AND NO/00 -----

Dollars (\$ 5,500.00 ) due and payable

In equal monthly installments of \$122.35 for five (5) years;

with interest thereon from date at the rate of 12.0 per centum per annum, to be paid: monthly in payment;

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, in the Town of Simpsonville, in the Woodside Mills Village, and being more particularly described as Lot No. 158 as shown on a plat entitled "A Subdivision of Woodside Mills, Simpsonville, SC," made by Piedmont Engineering Service, Greenville, SC, February, 1953, and recorded in the RMC Office for Greenville County in Plat Book GG at page 5. According to said plat, the within described lot is also known as Lot No. 1, Trade Street, and fronts thereon 88.3 feet, and being described by courses and distances, metes and bounds, as follows:

BEGINNING at a corner on the eastern side of South Avenue, which said corner is the southwestern side of Trade Street, and running thence along the southern side of Trade Street, N. 73-24 E., 88.3 feet to corner; thence S. 7-05 E., 152.8 feet to corner; thence N. 48-53 W., 129.7 feet to corner on the eastern side of South Avenue; thence along the eastern side of South Avenue, N. 8-13 W., 41.2 feet to the beginning corner.

This being the identical property conveyed to the mortgagor by deed of Joseph B. Hagan and Violet R. Hagan, to be recorded of even date herewith.

CCRD -----3 FEB 9 82 022

STATE OF SOUTH CAROLINA  
DOCUMENTARY STAMP  
FEB 29 1982  
02.20

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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