

214 Heatherly Dr. FEB 19 2 14 PM '82
Mills, SC 29611 DONNIE S. TANKERSLEY
R.H.C.

BOOK 1564 PAGE 31

AMOUNT: \$ 10,000.00

MORTGAGE

THIS MORTGAGE made the 17th day of March, 1981 by GEORGE F. HITT, hereinafter called Mortgagor, to MYRTLE J. HITT, hereinafter called Mortgagee.

WITNESSETH: That the Mortgagor, in consideration of \$10.00 and other valuable consideration, receipt of which is acknowledged, hereby grant, bargain, sell, convey and confirm to the Mortgagee, all that certain land in the County of Greenville State of South Carolina, as follows:

19 acres, more or less, lying on Duncan Bridge Road in Hillside Community joining Bobby Linley's property on the North and East and Virginia Pulpwood's property on the South. Plat WW-437. Property from Ansel A. King by deed recorded Feb. 13, 1963, Deed Bk 716 at page 310.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining; to have and to hold the same in fee simple.

And the Mortgagor hereby covenants with the Mortgagee that the Mortgagor is lawfully seized of said land in fee simple; that the Mortgagor has good right and lawful authority to sell and convey said land; that the Mortgagor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

PROVIDED, ALWAYS, that if the mortgagor shall pay to the Mortgagee the certain promissory note, of which the following is a copy, to wit: (copy of note attached) and if the Mortgagor shall promptly and fully perform and comply with each covenant and condition of the promissory note and of this mortgage, then this mortgage and estate hereby created shall cease and be void.

The Mortgagor covenants and agrees:

1. To pay all sums required under the note and this mortgage promptly when they become due.
2. To pay all taxes, assessments, levies, liabilities, obligations and encumbrances of every kind now or hereafter imposed of the mortgaged property, when due and payable, and before they become delinquent; and in the event that any are not so paid or discharged, the Mortgagee may pay the same without waiving or affecting any option or right under this mortgage; and the full amount of each such payment shall be immediately due and payable, with interest as set out in the note.
3. To place and continuously keep on the buildings now or hereafter situated on said land hazard insurance in the usual standard policy form, in a sum not less than the amount of the first mortgage, if any, and the second mortgage, in such company as may be approved by the Mortgagee; and all such insurance policies shall contain the usual standart mortgagee clause making the loss thereunder payable to said Mortgagee as its interest may appear; and each policy, or a copy, shall be promptly delivered to and held by the Mortgagee; and not less than 10 days in advance of the expiration of each policy, to deliver to

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