

MORTGAGE OF REAL ESTATE

BOOK 1567 PAGE 413

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
S.C.
J 55 AM '82
DONNER
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, THOMAS E. HANCOCK and PEARL I. HANCOCK

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

(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-TWO THOUSAND, SEVEN HUNDRED, NINETY-TWO AND 96/100 Dollars (\$ 22,792.96---) due and payable

in 85 monthly installments of \$450.00 each to be applied first to interest and the remainder to principal. First payment to begin in May 1982.

with interest thereon from date at the rate of 16% per centum per annum, to be paid: as stated above.

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 Chick Springs Township on the Southwest side of Tiffany Drive, being shown and designated as Lot No. 15 of Cardinal Park on a plat thereof recorded in the Office of the R.M.C. for Greenville County in Plat Book W, at Page 27, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the Southwest side of Tiffany Drive being the joint front corner of Lots 14 and 15 as shown on said plat and preceeding with the common line of Lots 14 and 15 S. 68-08 W. 184.2 feet to a point; thence S. 24-3/4 W. 70 feet to a point; thence N. 68-09 E. with the common line of Lots 16 and 15 182.3 feet to a point on the southwest side of Tiffany Drive; thence with Tiffany Drive N. 22-57 W. 70 feet to the point of beginning.

This conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.

DERIVATION: See Deed of Kenneth S. Stamey and Nellie B. Stamey dated January 2, 1981 and recorded in the R.M.C. Office for Greenville County in Dted. Book 1140, Page 77.. Also see Deed of Boyd Lister dated April 14, 1981 to be recorded herewith.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP
APR 1982 TAX 500.12

400 8 30341801

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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