

Mortgagees Address:
817 Wembley Rd.
Greenville, S.C. 29607

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } MORTGAGE

FILED
JUL 23 11 16 AM '82

TO ALL WHOM THESE PRESENTS MAY CONCERN: Grover D. Humphries and Linda P. Humphries

Humphries ----- (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto R. Alvin Hawkins

(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-one thousand eight

hundred and no/100ths ----- DOLLARS (\$21,800.00),

with interest thereon from date at the rate of twelve per centum per annum, said principal and interest to be repaid: in monthly principal and interest payments of \$224.32 commencing August 22, 1982 with a like payment on the same date of each month until July 22, 1987 at which time the entire outstanding principal balance and accrued interest will be due and payable. As a further condition of repayment, the debtors/mortgagors promise to pay to the holder and owner of the subject Note and Mortgage a lump sum payment of \$10,000.00 upon the sale of the purchaser's present home identified as 3015 STEWART FERRY MT. JULIET TENN. 37122. This \$10,000.00 lump sum payment shall be made immediately after the sale of said property and applied to the reduction of the indebtedness due the mortgagee. The remaining principal balance shall then be reamortized at 12% interest for a period of 30 years with the new **

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, on the northern side of Greenleaf Lane at the corner of the said Greenleaf Lane and Lake El-Je-Ma Drive being known and designated as Lot Number 9, Section II, Belle Terre Acres according to that certain plat prepared by Piedmont Engineers and Architects dated June 5, 1969 and recorded in Plat Book 4F at page 9 and having according to said plat the following metes and bounds:

BEGINNING at an iron pin at the joint front corner of Lots 9 and 8 which pin is on the northern side of the right-of-way for Greenleaf Lane and running thence with the joint sideline of Lots 9 and 8, N 5-36 E, 319.36 feet to an iron pin and the joint rear corner of Lots 9 and 8; thence S 85-25 E, 75 feet along the rear line of Lot 9; thence S 85-19 E, 219.7 feet along the rear line of Lot 9 to an iron pin on the right-of-way for Lake El-Je-Ma Drive; S 4-40 W, 295 feet to an iron pin; thence S 49-42 W, 35.3 feet to an iron pin; thence with the right-of-way for Greenleaf Lane N 85-17 W, 275 feet to the point of beginning which lot contains approximately 2.18 acres.

DERIVATION: Deed of R. Alvin Hawkins recorded July 23, 1982 in Deed Book 1170 at page 584.

** monthly principal and interest payments to commence thirty (30) days after the payment of said \$10,000.00 with a final ballon payment on the subject Note and Mortgage to be due no later than July 22, 1987. The debtors/mortgagors further acknowledge that they will continue to actively and promptly pursue the sale of this property and shall periodically provide the mortgagee with evidence of their sales efforts.

This mortgage is junior and secondary in lien to that certain mortgage of Grover D. Humphries and Linda P. Humphries to First Federal Savings con't.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

con't. from above:

recorded July 23 1982 in Mortgage Book 1525 at page 940.

0967

4328 RV.2