

MORTGAGE OF REAL ESTATE -

BOOK 1582 PAGE 616

FILED
STATE OF SOUTH CAROLINA } GREENVILLE CO. S. O. MORTGAGE OF REAL ESTATE
COUNTY OF Greenville } OCT 6 3 40 PM '82
WHOM THESE PRESENTS MAY CONCERN:
BONNIE S. TANKERSLEY
R.M.C.

WHEREAS, William G. Hagler and Janice W. Hagler

(hereinafter referred to as Mortgagor) is well and truly indebted unto Joseph E. Alderman, Jr., as Trustee for the "Carolyn Elizabeth Hagler Trust" the "William Glenn Hagler, Jr. Trust" and the "Julia Allen Hagler Trust" (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 Sixty Thousand (\$60,000.00) Dollars (\$ 60,000) due and payable on demand.

with interest thereon from date at the rate of 15% per centum per annum, to be paid: on demand

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee'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:

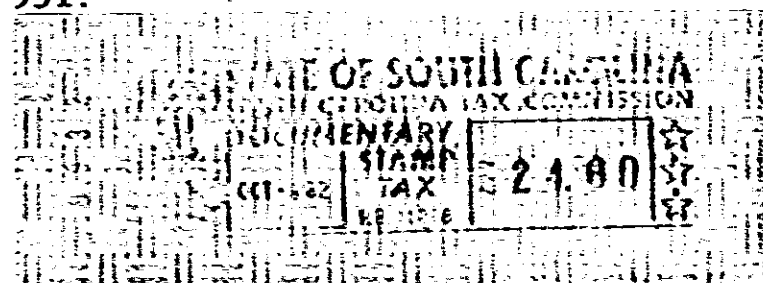
ALL that piece, parcel or lot of land situate, lying and being on Parkins Mill Road, in the City of Greenville, South Carolina, being designated as Lot No. 60 Parkins Mill Road according to a plat of Barksdale made by Dalton & Neves, Engineers, dated December, 1959, and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book "QQ," Page 118-119 and a revised plat of Lots 59 and 60 made August 24, 1956, by C. O. Riddle, Engineer and having the following metes and bounds:

BEGINNING at an iron pin on the West side of Parkins Mill Road, joint corner of Lots 55 and 60 and running along the lines of Lots 55 and 56 N. 82-52 W. 255 feet to an iron pin; thence S. 11-38 W. 160 feet to an iron pin, joint rear corner of Lots 59 and 62; thence along the rear line of Lot 62 S. 16-55 W. 40 feet to an iron pin, joint rear corner of Lots 60 and 61; thence along the line of Lot 61 S. 85-42 E. 225.9 feet to an iron pin, joint front corner of Lots 60 and 61; thence along Parkins Mill Road N. 16-03 E. 150 feet to an iron pin, the beginning corner.

This is the identical proeprty conveyed to the Mortgagors herein by deed of William F. Dolan and Jane P. Dolan, dated March 5, 1979; and recorded in the R.M.C. Office for Greenville County in Deed Book 1017 at Page 786 on March 5th, 1979.

SCTO
20C 682 1487

This Mortgage is junior in priority to that certain mortgage given to Carolina Federal Savings and Loan Association in the original principal amount of \$91,000 dated March 5, 1979 and recorded in the R.M.C. Office for Greenville County in Mortgage Book 1458 at Page 951.



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.

9 6 1 9 6

14328