

MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GREENVILLE, S. C.

BOOK 1586 PAGE 341

MORTGAGE OF REAL ESTATE

NOV 16 4 21 PM '82 ALL WHOM THESE PRESENTS MAY CONCERN:

JOHN L. HANNAERSLEY
R. H. C.

WHEREAS, Sam L. Huffman

(hereinafter referred to as Mortgagor) is well and truly indebted unto Sara B. Griffin

(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

Fifteen Thousand and no/100----- Dollars (\$ 15,000.00) due and payable in equal monthly installments of \$144.75 for a term of three years beginning on December 1, 1982 with the balance being due in full on November 1, 1985; said payments to be applied first to interest and balance to principal. The borrower reserves the right to prepay in part or in full prior to maturity. with interest thereon from date at the rate of ten per centum per annum, to be paid: monthly.

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, the Mortgagee's heirs, 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, Greenville Township, located about 2-1/2 miles from Greenville County Courthouse and being the rear portion of Lot No. 5 as shown on plat recorded in plat book F, page 48, and being likewise a portion of Lot No. 5 which was conveyed to Nancy Maggie Puttman Brooks by W. R. Caine by deed dated 7/6/39, recorded in deed book 212, page 94.

BEGINNING at a point in eastern edge of new street known as Temple Street at a point 10' eastward from rear line of lot no. 5 as shown on plat recorded in plat book F, page 48 and running thence along joint line of lots nos. 5 and 5, N. 69 E. 150' to new point; thence cutting across lot no. 5 N. 21-30 W. 50' to new corner on lot no. 6 on said plat; thence along line of lot no. 5 and 6, S. 69 W. 150' to corner on eastern edge of Temple Street; thence S. 21-30 E. along eastern edge of Temple Street a distance of 50' to the beginning.

Being the same property conveyed to the mortgagor herein by deed dated November 16, 1982 and recorded in deed book 1177, at page 494 November 18, 1982 from Sara B. Griffin.

STATE OF SOUTH CAROLINA
RECORDING TAX COMMISSION
DOCUMENTARY STAMP
NOV 16 1982
\$ 09.00

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 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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