

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

BOOK 1586 PAGE 343

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GR: FILED
NOV 16 4 21 PM '82
DONN... HANNERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Sam L. Huffman
(hereinafter referred to as Mortgagor) is well and truly indebted unto Mary G. Johnson

(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 Thousand and no/100----- Dollars (\$ 20,000.00) due and payable in monthly installments of \$206.44 beginning on December 1, 1982 and continuing on the same day of each and every month thereafter until paid in full; said payments to be applied first to interest and balance to principal. The borrower may prepay in part or in full prior to maturity without penalty with interest thereon from date at the rate of eleven 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, on southwestern side of Washington Avenue (something referred to as New White Horse Road) and being known and designated as lot 5 on plat of property of J.M. Steele (now Putman's recorded in R.M.C. Office in Plat Book F, page 48, less, however, part of lot 5 which was conveyed by Nancy Maggie Putman Brooks to Allen E. Vaughn by deed dated 10/16/53, recorded in deed book 488, page 52.

Being the same property conveyed to the mortgagor herein by deed dated November 16, 1982 and recorded in deed book 1177 at page 495 on November 18, 1982 from Mary G. Johnson.

It is understood and agreed that the entire amount of the note secured by this mortgage shall become due and payable in full without notice in the event the within described property is sold.

SOUTH CAROLINA
STATE TAX COMMISSION
RECEIVED
PROPERTY TAX
STAMP
NOV 16 1982
\$ 208.00

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 is 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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