

STATE OF SOUTH CAROLINA GREENVILLE CO S.C. MORTGAGE OF REAL ESTATE
COUNTY OF GREENVILLE TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
APR 31 1 40 PM '83
DONNIE S. TANNERSLEY
R.M.C.

WHEREAS, MORRIS VICTOR ABERCROMBIE and CATHI M. ABERCROMBIE

(hereinafter referred to as Mortgagor) is well and truly indebted unto CHRISTOPHER C. HINDMAN, III

(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 Nine Thousand Five Hundred and No/100-----

-----Dollars (\$ 9,500.00) due and payable
Two Thousand Seven Hundred Fifty and No/100 Dollars (\$2,750.00) plus interest to be paid on or before July 31, 1983, and the remaining balance of Six Thousand Seven Hundred Fifty and No/100 Dollars (\$6,750.00) to be paid in monthly installments of One Hundred Fifty and 15/100 Dollars (\$150.15) commencing Thirty (30) days from the payment of the Two Thousand Seven Hundred Fifty and No/100 Dollars (\$2,750.00) and One Hundred Fifty and 15/100 Dollars (\$150.15)* with interest thereon from date hereof at the rate of Twelve (12) 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:

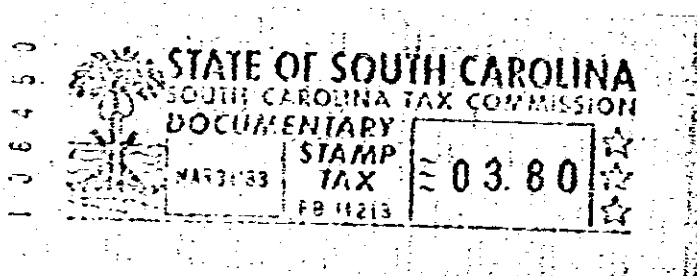
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, 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 western side of Altamont Terrace, near the City of Greenville, and known and designated as Lot No. 7 of a subdivision known as Altamont Terrace, plat of which is recorded in the RMC Office for Greenville County, in Plat Book BB, at Page 173, and said lot has such metes and bounds, as shown thereon.

Derivation: Christopher C. Hindman, III, Deed Book 1185, at Page 327, recorded March 31, 1983.

The Mortgagee herein covenants and agrees to subordinate his rights under this instrument to any other mortgage against the above described property for the purpose of constructing a dwelling thereon, but at no time will the mortgagee herein hold less than a second mortgage.

* to be paid every Thirty (30) days thereafter until paid in full.



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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.

