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MORTGAGE OF REAL ESTATE **GREENVILLE FILED** Office of Lowry Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

APR 12 10 51 AM '83
DONNIE

Post Office Box 485
Travelers Rest, SC 29690

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

R.M.C. FILEY

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Peggy L. Hicks (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto **BANK OF TRAVELERS REST**

(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 **Fifty-five thousand and**

no/100ths ----- **DOLLARS (\$55,000.00)**,

with interest thereon from date at the rate of **13.50** per centum per annum, said principal and interest to be repaid: **in 180 monthly installments of \$714.07 commencing on May 7, 1983** with a like payment on the same date of each month thereafter until paid in full.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RECORDED
APR 12 1983
R.M.C. FILEY

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, being known and designated as Lot No. 31 on Plat of Farmington Acres recorded in Plat Book RR at pages 106 and 107 and being described more particularly according to plat of Cameron E. Smith and Joan B. Smith dated October 13, 1981, prepared by Carolina Surveying Company, recorded in Plat Book 8W at page 76, to wit:

BEGINNING at an iron pin on the northeastern side of Claxton Drive at the joint front corner of Lots 30 and 31 and running thence along the northeastern side of said Drive N 32-46 W, 75 feet to an iron pin; thence N 10-00 E, 36.5 feet to an iron pin; thence N 52-45 E, 164 feet to a point in the center of a creek; thence along the center of said creek as the line, the traverse of which is S 33-08 E, 114.6 feet to a point in the center of said creek at the joint rear corner of Lots 30 and 31; thence along the common line of said Lots, S 57-14 W, 183 feet to an iron pin at the joint front corner of said Lots on the northeastern side of Claxton Drive, the point of beginning.

DERIVATION: Deed of Cameron E. Smith and Joan B. Smith recorded April 12, 1983 in Deed Book 1106 at page 135.

AND ALSO:
ALL that certain piece, parcel or tract of land situate, lying and being in Greenville County, S.C., and being shown on plat entitled Survey for "Cameron E. Smith and Joan B. Smith" as recorded in Plat Book 8-Y at Page 88, in the RMC Office for Greenville County, S.C. and having, according to said plat, the following metes and bounds, to wit:

continued on additional page

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.

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