

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
MORTGAGE OF REAL ESTATE
GREENVILLE S.C.
TO ALL WHOM THESE PRESENTS MAY CONCERN:
MAY 11 9 40 AM '83
DONNIE S. JAMESLEY
R.M.C.

BOOK 1811 PAGE 216

WHEREAS, FRED A. HIX AND SUSAN HUGHES HIX

(hereinafter referred to as Mortgagor) is well and truly indebted unto GENEVA M. CHEEK

(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 Six thousand one hundred thirty-four and 06/100-----
-----Dollars (\$6,134.06) due and payable
in eighty-seven (87) consecutive monthly installments of Ninety-seven and 05/100 (\$97.05)
Dollars each, due and payable on the first day of each month, commencing May 1, 1983,
and a final payment of Ninety-five and 94/100 (\$95.94) Dollars due August 1, 1990,

with interest thereon from May 1, 1983 at the rate of 9.5 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, in the Dunean Mills Village, and being more particularly described as Lot #73, Section 6, as shown on a plat entitled "Subdivision for Dunean Mills, Greenville, S.C.", made by Pickell & Pickell, Engineers, Greenville, S.C., on June 7, 1948, revised June 15, 1948 and August 7, 1948, and recorded in the R.M.C. Office for Greenville County in Plat Book S at pages 173-177, inclusive. According to said plat the within described lot is also known as No. 4 Bagwell Street and fronts thereon 55 feet.

It is agreed that this loan is not assumable.

DERIVATION: This being the same property conveyed to the Mortgagors herein by virtue of a deed from Geneva M. Cheek recorded in the R.M.C. Office for Greenville County in Deed Book 1188 at Page 23 on May 11, 1983.

MORTGAGEE:
Geneva M. Cheek
3 Wentworth Street
Greenville, SC 29605

400 3 43001A01
MAY 11 83
408

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
MAY 11 83
TAX
02.48

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.