

121-512

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE  
AUG 17 11 55 AM '78

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

WHEREAS, Chris O. Dumas & Linda W. Dumas

(hereinafter referred to as Mortgagor) is well and truly indebted unto Hoechst Employees Credit Association

(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

Seven thousand & no/100-----Dollars (\$7,000.00) due and payable  
in accordance with terms of note of even date herewith

with interest thereon from date at the rate of 14% per centum per annum, to be paid: weekly

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, O'Neal Township, located about two (2) miles northwest of the City of Greer, being the greater portion of Lot No. 16 and a small part of Lot No. 15 on a plat of property made for W. Dennis Smith by H. S. Brockman, R.L.S., dated September 27, 1956, recorded in Plat Book FF, page 479, RMC Office for Greenville County, and having the following metes and bounds, to wit: Beginning at an iron pin on the southern margin of Endless Drive, joint front corner of Lots Nos. 16 & 17 and running thence, with the line of said street, S 88-38 W, 140 feet to a stake; new corner; thence, a new line, S 3-16 E 144.8 feet to a stake; thence, S 74-37 E 142.5 feet to a stake, joint rear corner of Lots Nos. 16 & 17 on said plat; thence, S 1-33 E 188.8 feet to the beginning corner.

This being the same property conveyed to mortgagor by deed of George C. Hamrick, recorded in Deed Book 1028, page 395, RMC Office of Greenville County on December 9, 1975.

This mortgage is junior in lien to that certain mortgage executed in favor of First Federal Savings & Loan Association in the original amount of \$24,000.00 recorded in the R.M.C. Office for Greenville County on December 9, 1975 in R.E. Mortgage Book 1355, Page 431.

RECORDED

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 fixed thereto in any manner, it being the intention of the parties hereto that all fixtures and improvements, 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 lawful authority 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, and all persons whomsoever lawfully claiming the same or any part thereof.

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