

121-54

STATE OF SOUTH CAROLINA) FILED
COUNTY OF GREENVILLE) R.M.C.

AUG 17 11 56 AM '82

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

WHEREAS, Jackie M. Green

(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

Twenty-six thousand, five hundred twenty & no/100-Dollars (\$26,520.00) due and payable in accordance with terms of note of even date herewith

with interest thereon from Date at the rate of **12 1/2%** per centum per annum, to be paid **bi-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, situate on the south side of Anglewood Drive, near the Town of Simpsonville, Austin Township, being shown as Lot 166 on Plat of Section II, Sheet II of Westwood Subdivision, recorded in the R.M.C. Office for Greenville, S. C. in Plat Book 4-F, Page 45 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Anglewood Drive at the joint corner of Lots 166 & 167 and runs thence along the line of Lot 176 S. 32-34 E. 209.9 feet to an iron pin in the center of a creek; thence along the center of said creek, the traverse line being N. 37-42 E. 123.3 feet to an iron pin in the center of said creek; thence along the line of Lot 165 N. 42-55 W. 175.05 feet to an iron pin on the southside of Anglewood Drive; thence along Anglewood Drive S. 54-46 W. 84.1 feet to the beginning corner.

This being the same property conveyed to mortgagor by deed of Builders & Developers, Inc., recorded in Deed Book 923, page 639, R.M.C. Office of Greenville County on August 30, 1971.

This Mortgage is junior in lien to that certain mortgage executed in favor of United States of America (Farmers Home Administration) in the original amount of \$17,300.00 recorded in the R.M.C. Office for Greenville County on August 30, 1971 in R.E. Mortgage Book 1204, Page 459.

[Faint, illegible text]

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 Mortgagee covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and authority to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as hereinbefore stated. The Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

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