

MORTGAGE OF REAL ESTATE -
GREENVILLE

BOOK 1631 PAGE 185

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OCT 17 3 09 PM '83 MORTGAGE OF REAL ESTATE

DONOR TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, SAMUEL HUGHEY and DOROTHY BEATRICE HUGHEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto HEYWARD J. MAHON and ALMA L. MAHON

(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 THREE THOUSAND AND No/100-----

-----Dollars (\$3,000.00) due and payable in monthly installments in the amount of Fifty and No/100 (\$50.00) Dollars beginning on the 10th day of October, 1983 and continuing on the 10th day of each and every month thereafter until paid in full

with interest thereon from date at the rate of TEN(10%)-----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, being known and designated as Lot No. 39 on plat of ELIZABETH HEIGHTS, recorded in the RMC Office for Greenville County in Plat Book KK, Page 11 and also as shown on a more recent survey prepared by Carolina Surveying Co., dated September 12, 1983, entitled "Survey for Samuel Hughey and Dorothy Beatrice Hughey", recorded in the RMC Office for Greenville County in Plat Book 12-B, Page 98, and having, according to the more recent survey, the following metes and bounds, to wit:

BEGINNING at an iron pin on the eastern side of Satterfield Drive, joint corner of Lots 39 and 60, and running thence along Satterfield Drive and with the curve of Satterfield Drive as follows: N 16-10 E 75.0 feet to an iron pin; thence N 38-30 E 57.3 feet to an iron pin; thence N 83-50 E 57.3 feet to an iron pin; thence turning and running with the common line of Lots 39 and 40, S 16-10 W 150.0 feet to an iron pin at the joint corner of Lots 40, 59 and 60; thence turning and running along the common line of Lots 39 and 60, N 73-50 W 75.0 feet to an iron pin, the point of beginning.

Being the same property conveyed to the mortgagors herein by deed of Heyward J. Mahon and Alma L. Mahon, to be recorded of even date herewith.

RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA, ON OCTOBER 17, 1983, AT 3:09 PM. BOOK 1631 PAGE 185.

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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.

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