

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE S.C.
JAN 17 2 27 PM '84
R.M.C. WINSLEY

MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Richard G. Hand and Janie P. Hand

(hereinafter referred to as Mortgagor) is well and truly indebted unto Russell W. Perdue

(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 One Thousand Nine Hundred Sixty and 40/100 - - - - - Dollars (\$1,960.40) due and payable

in one installment due on or before May 15th, 1985,

with interest thereon from date at the rate of 10.2 per centum per annum, to be paid: at maturity

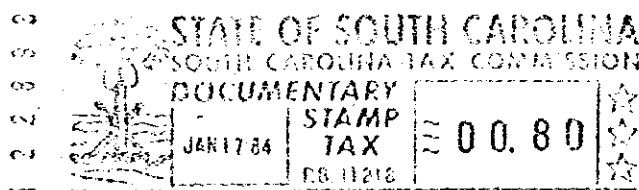
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 piece, parcel or lot of land, with all improvements thereon, in Greenville County, State of South Carolina, on the southwestern side of Hampton Court, near the City of Greenville, being shown as Lot No. 3, on plat of Section 2 of Wade Hampton Gardens, recorded in Plat Book DDD at Page 55, and described as follows:

BEGINNING at an iron pin on the southwestern side of Hampton Court, at corner of Lot 4, and running thence with the southwestern side of said Court, S. 34-03 E. 100 feet to an iron pin at the corner of Lot 2; thence with line of said lot, S. 60-00 W. 182.1 feet to an iron pin; thence N. 41-15 W. 6.95 feet to an iron pin; thence N. 42-28 W. 87 feet to an iron pin at corner of Lot 4; thence with the line of said lot N. 57-36 E. 195.3 feet to the beginning corner.

This is the same property conveyed to Richard G. Hand and Janie P. Hand by Russell W. Perdue by deed dated January 17th, 1984, and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1204, at Page 575, on January 17th, 1984.



Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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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