

1111 Piedmont Park Road, Taylors, SC 29687
MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
FILED
FEB 13 1984
R.M.C. ASLEY

MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, John M. Hiller and Mary Beth Hiller

(hereinafter referred to as Mortgagor) is well and truly indebted unto Clarence B. Jones

(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 Fifteen Thousand

Dollars (\$ 15,000.00) due and payable

with interest thereon from even date at the rate of per note per centum per annum, to be paid: as per note

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:

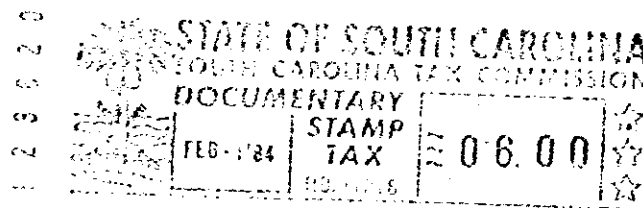
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being on the westerly side of Piedmont

Park Road, also sometimes referred to as Mountain Creek Road, and being shown as a 0.80 acre tract on plat entitled "Survey for William R. Jones Estate", prepared by F. Eugene Bruce, RLS, November 10, 1980, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of road, at corner of property of Clarence B. Jones, and running thence along the westerly side of said road, S 31-12-00 W 125.27 feet to an iron pin at Vaughn corner; thence leaving road and running with line of Vaughn, N 57-14-54 W 261.31 feet to an iron pin in line of Ward; thence with line of Ward and Staton, N 23-04-39 E 134.98 feet to an iron pin at common corner of Davis, Clarence B. Jones, and tract herein conveyed; thence with Clarence B. Jones tract, S 55-38-55 E 280.75 feet to an iron pin, the point of beginning.

DERIVATION: This being the same property conveyed to Mary Beth Hiller by deed of Mark A. Minnick and Linda A. Minnick as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1205 Page 579 on February 15, 1984.

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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.

4.00 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.