

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

GREENVILLE S.C.  
MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:  
JUL 3 12 00 PM '84  
CLERK

WHEREAS, Mickey C. Hughes and Tina Hughes

(hereinafter referred to as Mortgagor) is well and truly indebted unto Johnny H. Bragg  
*18 Wilcox St. City*

(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

Nineteen thousand and 00/100 ----- Dollars (\$ 19,000.00 ) due and payable  
in 240 monthly payments of \$209.21 per month

with interest thereon from date \_\_\_\_\_ at the rate of 12% per centum per annum, to be paid:

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 in Greenville Township, Greenville County, State of South Carolina, near Monaghan Mill in a Subdivision known as NEW HOPE and being known and designated as Lot No. 26 according to a Plat of said Subdivision recorded in the RMC Office for Greenville County in Plat Book "A" at page 307 and having a frontage of 60 feet on Cobb Street and a depth of 150 feet.

THIS is the same property conveyed to the mortgagors by deed of Johnny Bragg, recorded of even date.

THIS property is subject to and subordinate to that mortgage to Caldwell Ghent in the original amount of \$7,000.00 recorded July 31, 1981 in Mortgage Book 1548 Page 501.

THE Mortgagee agrees to pay the holder of the senior Mortgage and Note, the unpaid principal balance of the Senior Mortgage and Note, together with all interest thereon accruing thereunder, as and when required by the terms thereof.

If Mortgagee shall default in making any required payment of principal and/or interest under the Senior Mortgage and Note, Mortgagor shall have the right to advance the funds necessary to cure such default and all funds so advanced by Mortgagor together with interest thereon at the rate of 8% per annum shall be credited against the next installment(s) of interest and principal due under the Note.

Mortgagee agrees that if Mortgagee acquires the Senior Mortgage and Note by assignment from the holder thereof (in lieu of satisfaction) upon payment thereof by Mortgagee to the holder, that Mortgagee, upon payment to Mortgagee by Mortgagor of the total indebtedness of the Note, will, at the option of the Mortgagor, execute and deliver to Mortgagor in assignment or satisfaction of such Senior Mortgage together with an assignment or satisfaction of this Mortgage (all taxes and expenses in connection therewith to be paid by Mortgagor).

Mortgagor and Mortgagee agree to send promptly to the other copies of any notices received by them from the holder of any of the Senior Mortgage and Senior Note. In addition, Mortgagee agrees to send to Mortgagor at the time Mortgagee makes each payment to be made by Mortgagee to such holder of the Senior Mortgage and Senior Note, a copy of the payment check or reasonable substitute thereof.

Mortgagor shall keep the buildings on the Premises insured for their full insurable value against loss by fire, windstorm, or other customary extended perils in a company of companies acceptable to the Mortgagee and shall be payable to Mortgagee and Mortgagor as their interests may appear.

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 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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