

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Richard L. Hyatt

(hereinafter referred to as Mortgagor) is well and truly indebted unto Michael J. and Linda D. Schneider
408 Longstreet Drive
Greer, South Carolina 29651

(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

NINE THOUSAND ----- Dollars (\$ 9,000.00) due and payable

with accrued interest on August 1, 1986

with interest thereon from August 3, 1984 at the rate of 12.5 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:

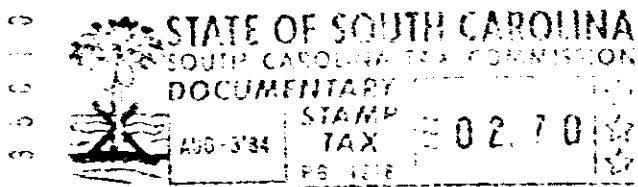
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, described as follows:

All that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, being shown and designated as Lot 26 of Mountainbrooke Subdivision, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 4F at Page 47, and according to said plat, having the following metes and bounds, to-wit;

BEGINNING at an iron pin on the northwesterly side of Candlewyck Lane at the joint front corner of Lots 26 and 27 and running thence with the common line of said lots, S. 43-06-10 W., 138.66 feet to an iron pin; thence N. 48-00 W., 57.00 feet to an iron pin; thence N. 35-02-20 W., 77.00 feet to an iron pin; thence N. 62-20-20 E., 151.56 feet to an iron pin on Candlewyck Lane; thence with Candlewyck Lane, S. 27-30 E., 20.00 feet to an iron pin; thence continuing with the curve of Candlewyck Lane, the radius of which is 225.54, 64.77 feet to the point of beginning.

This conveyance is subject to all restrictions, set back lines, roadways, easements and rights-of-way, if any, appearing of record, on the premises, or on the recorded plat, which affect the property hereinabove described.

This is the same property conveyed to the mortgagees herein by deed from Peggy Jo Carr, dated November 9, 1972 and recorded in Deed Book 1177 at Page 56.



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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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