

MORTGAGE OF REAL ESTATE - Thomas C. Brissey, Attorney at Law, 110 Manly St., Greenville, S.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS SHALL COME

WHEREAS, Charles M. Hines and Barbara N. Hines

hereinafter referred to as Mortgagor) is well and truly indebted unto C. Dan Joyner & Company

hereinafter referred to as Mortgagee) as evidenced by the Mortgage's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of **Five Thousand Eight Hundred and No/100**-----

Dollars \$ 5,800.00

on demand

with interest thereon from **no interest** at the rate of _____ per centum per annum, to be paid.

WHEREAS, the Mortgage 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, and for any other purposes.

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the abovesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee 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 Mortgagee in hand sold 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, situated, lying and being in the State of South Carolina, County of **Greenville**, being known and designated as the northern one-half portion of Lot No. 4 of Property of James M. Edwards according to a plat prepared by Dalton & Neves, dated November, 1938, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the northwestern side of U. S. Highway No. 29 at the corner of property heretofore owned by W. E. Harvey and running thence along the line of said Lot, N.47-00 W. 207.4 feet to an iron pin; running thence N.43-00 E. 105 feet to an iron pin at the corner of Lot No. 3 and the northern half of Lot No. 4; running thence S.47-00 E. 207.4 feet to an iron pin on U. S. Highway No. 29; running thence with U. S. Highway No. 29, S.43-00 W. 105 feet to the point of beginning.

This is a third mortgage.



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 hereinafore 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.

0511

4328 RV-2