

DEED
Rt. 2, Highway 14, Greenville, S.C. 29607

BOOK 1403 PAGE 990

STATE OF SOUTH CAROLINA

14 3 05 PM '77

COUNTY OF GREENVILLE

DEWINE S. FARRER ROLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, GILES E. HAMBY, JR. and PATRICIA C. HAMBY

(hereinafter referred to as Mortgagor) is well and truly indebted unto

PRESTON C. TEMPLE and CHRISTINE C. TEMPLE

(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 **THREE THOUSAND FIVE HUNDRED AND NO/100THS** Dollars (\$ 3,500.00) due and payable

in accordance with the terms of note of even date, due and payable Seven Hundred (\$700.00) Dollars on the 1st day of February, 1978 and Seven Hundred (\$700.00) Dollars on the 1st day of February of each year thereafter with the final payment on the 1st day of February, 1982, with interest thereon from date at the rate of **N/A** per centum per annum, to be paid:

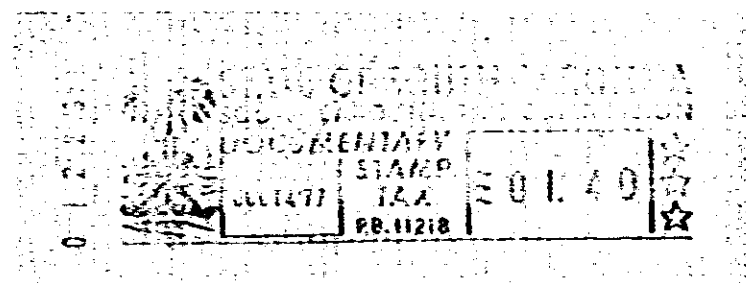
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 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, on the easterly side of Scuffletown Road, and being shown as all of Lot N-10 on plat of Section 4, North, Property of Whippoorwill Development Company, Inc. prepared by Enwright Associates, Engineers, October 19, 1971, (as amended November 17, 1971), which plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-L, at Page 147, (reference to which plat is craved), and having a frontage along Scuffletown Road of 150 feet, a depth on the North side of 176.3 feet, a depth on the South side of 199 feet, and having 152 feet across the rear.

This is the same property conveyed to the Mortgagor herein by deed of Preston C. Temple and Christine C. Temple dated February 1, 1977 and recorded in the R.M.C. Office for Greenville County in Deed Book 1050 at Page 575, on February 4, 1977.

1085
177



250A

Together with all and singular rights, members, hereditaments, 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.

4328 RV-2