

JUL 16 4 56 PM '76

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE  
DONNIE S. TANNERSLEY  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, RANDALL P. TODD AND ELIZABETH A. POTTS

(hereinafter referred to as Mortgagor) is well and truly indebted unto FRANK P. HAMMOND AND JOANNE M. HAMMOND

(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 **Four Thousand Six Hundred and No/100**

Dollars (\$4,600.00 ) due and payable

November 16, 1976

with interest thereon from \_\_\_\_\_ at the rate of \_\_\_\_\_ 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, in the City of Greenville, being shown and designated as all of Lot Six (6) and a portion of Lot Seven (7) on a plat of property of C. B. Martin, recorded in the R.M.C. Office of Greenville County, South Carolina, in Plat Book F, at pages 102 and 103 and having, according thereto, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Waccamaw Avenue at the joint front corner of Lots 6 and 7 and running thence on line through Lot 7 N. 85-37 W. 184.5 feet to an iron pin; thence running N. 12-36 E. 45 feet to an iron pin at joint corner of Lots 5 and 6; thence running N. 16-51 E. 69.9 feet to an iron pin at joint rear corner Lots 4 and 6; thence running with joint line Lots 4 and 6 S. 71-35 E. 177.6 feet to an iron pin on Waccamaw Avenue; thence along Waccamaw Avenue S. 10-12 W. 70.3 feet to the beginning corner.

THIS is a second mortgage, junior in lien to that certain mortgage given by the mortgagors herein to South Carolina Federal Savings and Loan Association in the amount of Twenty-one Thousand and No/100 (\$21,000.00) Dollars, dated July 16, 1976, and recorded in the R.M.C. Office for Greenville County, South Carolina in R.E.M. Book 1372, at page 936.

Derivation: Deed Book 1039 at Page 749, dated July 16, 1976.



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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