

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN;

BOOK: 1530 PAGE 55

WHEREAS, Connie H. Hill

(hereinafter referred to as Mortgagor) is well and truly indebted unto James Carlton and Frances Carlota

(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

Forty Eight Thousand, Three Hundred and No/100----- Dollars (\$ 48,300.00 ) due and payable

\$175.00 on February 1, 1983 and \$175.00 on the first day of each and every succeeding calendar month thereafter until paid in full; if not sooner paid the entire balance shall become due and owing 23 years from date; there is no interest charged on this indebtedness if it is paid when due. If the undersigned defaults on the loan payments the loan from that date forward shall bear interest at the legal rate;

with interest thereon from See Above at the rate of See Above per centum per annum, to be paid: See Above

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

ALL that lot of land in Greenville County, State of South Carolina, in Greenville Township, being known and designated as Lot No. 17, Verner Hill, as shown on a plat of the Hillhouse Tract, prepared by F. G. Rogers in 1908, recorded in Plat Book A at Page 335, and being more particularly described according to said plat as follows:

BEGINNING at a point on the northeast side of New Riverside Road, joint front corner of Lots 16 and 17 and running thence with the joint line of said Lots, N. 47-37 E. 150 feet to rear corner of Lot No. 28; thence with rear line of Lot No. 28, N. 42-30 W. 70 feet to the joint rear corner of Lots 17 and 18; thence with the joint line of said lots, S. 47-30 W. 150 feet to an iron pin in the northeast side of New Riverside Road; thence with said Road, S. 42-30 E. 70 feet to the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of mortgagees of even date and to be recorded herewith.

SC 100-3 DE 23 82

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STATE OF SOUTH CAROLINA  
DOCUMENTARY TAX COMMISSION  
DOCUMENTARY TAX STAMP  
DEC 23 1982  
\$ 19.32  
PS 11213

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.

4328-RV-21