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REAL ESTATE MORTGAGE

THIS MORTGAGE, dated **September 16**, 19 **60**, between **E. P. HUNT & BONNIE B. HUNT, his wife** of **Route #2** in **Taylor** **South Carolina**, (herein called "Mortgagor") and **SHELL OIL COMPANY**, a Delaware corporation with offices at 2000 Fulton National Bank Building, in Atlanta, Georgia, (herein called "Shell").

WITNESSETH:

In consideration and to secure payment of Mortgagor's indebtedness herein described, and the performance and observance by Mortgagor of the covenants and conditions of this Mortgage, Mortgagor hereby grants, bargains, sells, conveys and mortgages to Shell the following described premises situated in the City of **Taylor** County of **Greenville**, State of **South Carolina**.

All that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, in Oneal Township, at the northern intersection of S. C. Highway 415, also known as the Old Buncombe Road and a county road, and according to a survey made by Terry T. Dill on October 12, 1960, is described as follows:

BEGINNING at an iron pin at the northern corner of S. C. Highway 415 and a county road and running thence with the northwestern side of said county road N. 52-20 E. 151 feet to an iron pin; thence N. 44-50 W. 200 feet to an iron pin; thence S. 45-00 W. 150 feet to an iron pin on S. C. Highway 415; thence with the northeastern side of said highway S. 44-50 E. 180 feet to the beginning corner. BBH  
EPH

together with all rights, privileges and appurtenances thereto, all rents, issues, and profits therefrom, and all buildings, improvements and Mortgagor's fixtures now or hereafter located thereon (all herein collectively called "the premises");

TO HAVE AND TO HOLD the same unto Shell, its successors and assigns, forever; provided, however, and this Mortgage is upon the express condition, that, if Mortgagor promptly and fully pays Mortgagor's indebtedness to Shell under and in accordance with the provisions of a Promissory Note of even date herewith, in the principal sum of **Twelve Thousand & 00/100** Dollars (\$ **12,000.00**), with interest at the rate of **Five & one-fourth** percent (**5-1/4** %) per annum; and if Mortgagor fully performs and observes all of the covenants and conditions of this Mortgage, then this Mortgage shall be void; otherwise, it shall remain in full force and effect.

Mortgagor covenants with Shell: that Mortgagor is lawfully seized of the premises in fee simple and has good right and lawful authority to sell, convey and mortgage the same; that the premises are free from all liens and encumbrances; and that Mortgagor will warrant and defend the title to the premises against the lawful claims and demands of all persons whomsoever. Mortgagor hereby waives and releases all rights of homestead, dower and curtesy in the premises.

Mortgagor hereby further covenants and agrees with Shell as follows: