

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 894 PAGE 257

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, E. P. Hunt

(hereinafter referred to as Mortgagor) is well and truly indebted unto Edna C. Manly

(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

ONE THOUSAND SIX HUNDRED AND NO/100 ----- Dollars (\$1,600.00) due and payable  
one year from date,

with interest thereon from date at the rate of Seven (7%) per centum per annum, to be paid: Annually

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, O'Neal Township, on the North or East side of the State Road, adjoining lands of John Ross, John Dill, Leland Ross, D. I. Lynn, and others, containing 36 1/2 acres, more or less, being the same tract of land willed to Jane Patience Crain by Mary Ann Barbere, we being Executors of the will of the said Jane Patience Crain and authorized to sell and convey said land by the terms of said will."

ALSO: "All that piece, parcel or lot of land in O'Neal Township, Greenville County, State of South Carolina, adjoining lands myself, F. S. Bruce and having the following metes and bounds, to-wit:

BEGINNING on a stone N. E. corner thence running N. 87 3/4 W. 8.72 to a stone in the center of the Buncombe Road; thence with said road, S. 45 E. 5.00 to a stake in road; thence N. 61 3/4 E. 4.04 to the beginning corner and contains 1.4 acres, the same, more or less."

LESS, HOWEVER, the following parcels conveyed by the grantor, F. B. Duncan:

- (1) 7.9 acres to Clifton Fowler on Oct. 17, 1942 by Deed Book 248 at page 129;
  - (2) 10.9 acres to J. Ansel Ross on Nov. 28, 1945 by Deed Book 283 at page 279;
  - (3) 2/3rds acre to L. M. Brown on July 31, 1950 by Deed Book 415 at page 212.
- It is understood that the property conveyed hereby is the remaining portion of all the property conveyed to the grantor by deed of E. Inman, Master, on Oct. 17, 1942, recorded in Deed Book 248 at page 131.

It is further understood that The Service Station Property (150 feet by 200 feet at the intersection of S. C. Highway #415 and a County Road), and the property located on Blue View Drive as shown on a plat thereof recorded in Plat Book "ZZ" at page 3 (heretofore conveyed to W. R. Woods as Trustee by Deed Book 680 at page 323) is hereby excluded from the foregoing description and is not to be covered by this mortgage. This mortgage is junior to a certain mortgage recorded in Mortgage Book 419 at Page 453.

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.

For Release Info + 2 See Deed Book 739 Page 164 & Deed to O'Brien & Co.

For Release Info + 2 See De. E. W. Book 940 Page 334.