

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
MORTGAGE OF REAL ESTATE
GREENVILLE, CO. S. C.

BOOK 946 PAGE 267

TO ALL WHOM THESE PRESENTS MAY CONCERN:
JAN 20 11 49 AM 1964

WHEREAS, we William Carter Hunt and Peggy L. Hunt OLLIE FARNSWORTH
R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto John C. Jarrard,

(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 Nine Hundred Seventy-nine and 50/100-- -- -- -- Dollars (\$ 1979.50) due and payable
Fifty and no/100 Dollars per month beginning on February 1st, 1964, and a like payment on the
1st of each month until paid in full ~~XXXXXXXXXXXX~~

with interest thereon from date at the rate of 7% per centum per annum, to be paid: annually, in advance

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 Town of Marietta being shown as lot 9 of A. P. and Vera C. Duff property, recorded in plat book FF at page 404 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of Carswell Avenue at the corner of lot No. 10, 319 feet southwest of Pearl Avenue, and running thence along said street S. 44 W, 100 feet to an iron pin, at the corner of lot No. 8; then N 59 1/2 W, 184 feet to an iron pin on Middle Street; thence with said street N 44 E, 100 feet to an iron pin at the rear corner of lot No. 10; thence S 59 1/2 E, 183 feet to the point of beginning, and being the same property conveyed to me by John C. Jarrard by deed dated June 15, 1960, and to be recorded of even date herewith. And, it is further understood that this is a Junior Mortgage to one given to Travelers Rest Federal Savings & Loan Association, Travelers Rest, South Carolina, in the amount of \$8,000.00 with a balance due of \$7220.50.

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.