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BOOK 1178 PAGE 205

HORTON, DRAWDY, DILLARD, MARCHBANKS, CHARLES PARSONS, 307 PETTIGRU STREET, GREENVILLE, S. C. 29603
SECRETARY

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, RONALD LEE HUNT

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & TRUST COMPANY

(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 Two Thousand Seven Hundred Sixty-One and 92/100-----
-----Dollars (\$2,761.92) due and payable

with the terms of that certain written promissory note of even date from Ronald Lee Hunt to Southern Bank & Trust Company

with interest thereon from date 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 piece, parcel or lot of land situate, lying and being on the northern side of Dalton Road in the County of Greenville, State of South Carolina, containing 3.31 acres, more or less and being more particularly described as follows:

BEGINNING at a point in the center line of Dalton Road and thence running N. 40-02 E., 735.83 feet to a point; thence running S. 83-21 W., 443.54 feet to a point; thence S. 17-28 E. 78 feet to a point; thence S. 25-05 W., 529.45 feet to a point on the northern side of said Dalton Road; thence S. 25-05 W. 20.06 feet to the center line of said Dalton Road; thence along the center line of said Dalton Road S. 80-37 E., 118.41 feet to the place and point of beginning.

This property is shown and designated as Tract 4 on plat made by J. R. McClure for John B. Gwynn.

Together with all and singular rights, members, herditaments, 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.