

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1221 PAGE 157

OLIE FARNSWORTH, ALL WHOM THESE PRESENTS MAY CONCERN
R.M.C.

WHEREAS

William L. Hunter

(hereinafter referred to as Mortgagor) is well and truly indebted unto

William D. Richardson

(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

Seven Thousand Five Hundred and No/100----- Dollars (\$ 7,500.00) due and payable
on demand

WITH INTEREST THEREON TO BE PAID IN ACCORDANCE WITH THE TERMS OF THE NOTE WHICH THIS MORTGAGE SECURES:

with interest ~~to be paid~~ to be paid: on the first of each month

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, within the corporate limits of the City of Greenville, and being known and designated as Lot No. 96 and the Eastern one-half of Lot 97 of a subdivision known as Vista Hills, a plat of which is recorded in the RMC Office for Greenville County in Plat Book P, Page 149, and having the following metes and bounds, to wit:

BEGINNING at a point at the Northwestern intersection of Wayne Street with Ashford Avenue and running thence S. 62-12 W. 75 feet to a point at the joint front corner of Lots 96 and 97; thence S. 53-43 W. 37.5 feet to a point, said point being 37.5 feet Northeast of the joint front corner of Lots 97 and 98; thence N. 40-10 W. 172.7 feet to a point in the center of a 15-foot alley; thence with the center of said 15-foot alley, N. 42-42 E. 157.5 feet to a point on the Western side of Wayne Street; thence with the Western side of Wayne Street, S. 27-48 E. 215 feet to the point of BEGINNING.

The above description includes one-half of a 15-foot alley at the rear of this property, but it is distinctly understood and agreed that this rear 7 1/2 feet of this property, together with the rear 7 1/2 feet of the lots adjoining it in the rear shall be used as a public alley, as shown on said plat for Vista Hills.

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.