

MORTGAGE OF REAL ESTATE—Office of Greenville, S. C. Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.  
FEB 15 4 07 PM '78  
DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JULIANA WOODFIN TOLEDANO

(hereinafter referred to as Mortgagor) is well and truly indebted unto JULIAN G. HUNT & ASSOCIATES, INC., PROFIT SHARING PLAN AND JULIAN G. HUNT & ASSOCIATES, INC., PENSION PLAN

(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

ELEVEN THOUSAND FOUR HUNDRED SEVENTY-FIVE & 75/100 Dollars (\$11,475.75) due and payable according to the terms of notes executed this date by the mortgagor and F. Edward Toledano, Jr., to the mortgagees

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, the Mortgagee's heirs, 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.

ALL that lot of land in the City of Greenville, Greenville County, South Carolina, located on east Tallulah Drive, and shown as Lot 118 and portions of Lots 117 and 119, as shown on a plat of the Smith Estate, dated May, 1935, recorded in Plat Book H, at page 279, and having, according to a more recent plat by Dalton & Neves, entitled "Property of Walter C. Ray," and recorded in Plat Book III, at page 145, the following metes and bounds, to wit:

BEGINNING at the center of a concrete wall in the front line of Lot 117, which point is located 370 feet northeast of the intersection of East Tallulah and Penn Street, thence through Lot 117, North 25-20 West 241.8 feet; thence North 65-26 East 175 feet; thence through Lot 119, South 25-20 East 239.4 feet to Tallulah Drive; thence along said drive, South 64-40 West 175 feet to point of BEGINNING.

This a second mortgage, junior in priority to a mortgage in favor of C. Douglas Wilson & Co., recorded in Mortgage Book 995, at page 651.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 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.

0005

4328 RV-2