

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE, S.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN.

1320-521

WHEREAS,

WILLIAM L. HUNTER

hereinafter referred to as Mortgagor; is well and truly indebted unto

WILLIAM SEABORN

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

TWENTY THOUSAND AND NO/100----- Dollars \$20,000.00 due and payable

ONE (1) YEAR FROM DATE

due MONTHLY, TO YOUNTS, REESE
with interest thereon from date at the rate of NINE per centum per annum, to be paid: & COFIELD, ATTORNEYS

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

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lots 54 and 55 and a portion of Lot 53 as shown on a revised plat of Shannon Terrace made by H.S. Brockman in January, 1930 and revised by R.E. Dalton in June, 1935, recorded in plat book L-91, reference to which is craved for a metes and bounds description thereof.

ALSO: ALL that piece, parcel or lot of land situate, lying and being in Cleveland Township, Greenville County, South Carolina, in Pioneer Park (also known as Lakemont Colony) and being known and designated as Lot No. 223 on map no. 2 of Pioneer Park Property recorded in the RMC Office for Greenville County in plat book G at page 82 and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin on the northern side of Hagood Road at the joint front corner of Lots Nos. 223 & 224 and running thence along said road, S. 87-12 W. 100 feet to an iron pin; thence along the joint line of Lots Nos. 222 & 223 N. 2-48 W., 150 feet to an iron pin; running thence N. 87-12 E., 100 feet to an iron pin; running thence along the joint line of lots Nos. 223 & 224, S. 2-48 E., 150 feet to the point of beginning.

ALSO: ALL that piece, parcel or lot of land lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 6, Marchant Street, Monaghan Subdivision, as shown on plat of said subdivision, recorded in the RMC Office for Greenville County, South Carolina in plat book GG at pages 86 & 87 and shown on a later plat by Jones Engineering Service dated June 29, 1971, as having the following metes and bounds, to-wit: BEGINNING at an iron pin on the eastern side of Marchant Street, joint front corner of Lots 5 & 6 and running thence with Marchant Street, N. 59-14 E., 90 feet to an iron pin; running thence along line of Lot 7, S. 25-52 E., 158.8 feet to an iron pin on the right of way of S.C. Highway #253; running thence along the right of way of said highway, S. 49-12 W., 69 feet to an iron pin on Lot 5; running thence along Lot 5, N. 33-41 W., 174.6 feet to the beginning corner.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incidental 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.

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