

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, J. D. HUNT

(hereinafter referred to as Mortgagor) is well and truly indebted unto DOROTHY H. ALLEN and MARGARET H. SEXTON

(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 Hundred Thirty-one Thousand Seven Hundred Sixty-two and no/100ths-
----- Dollars (\$ 132,762.00) due and payable
-in equal amortized monthly installments in the sum of \$1,306.14 each, commencing on June 12, 1976, and on the 12th day of each month thereafter until paid in full, all payments to apply first to interest with balance to principal, with interest thereon from date at the rate of 8 per centum per annum, to be paid monthly.

It being understood that said interest is included in monthly installments of \$1,306.14
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 tract of land containing 21.24 acres, more or less, situate, lying and being on the southeastern side of the Standing Springs Road in Austin Township, Greenville County, South Carolina, being shown on a plat thereof made by R. K. Campbell, R.L.S., dated January 9, 1961, recorded in the RMC Office for Greenville County, S. C., in Plat Book VV at page 31, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point in or near the center of Standing Springs Road at the corner of property now or formerly owned by Gates and running thence along the line of said property, S. 44-01 E., 631.3 feet to an iron pin at the corner of a 20 acre tract formerly owned by Dorothy H. Allen and Margaret H. Sexton; thence along the line of said tract, S. 42-30 E., 318.2 feet to an iron pin; thence continuing along the line of said tract, S. 38-55 E., 828.8 feet to an iron pin at the corner of property now or formerly owned by Thompson; thence along the line of said property, S. 21-22 W., 426 feet to a point in the center line of a branch (iron pin back on bank); thence with the said branch as the line opposite property now or formerly owned by Baskin, the following traverse courses and distances, to-wit: N. 52-46 W., 103.5 feet; N. 85-27 W., 141.6 feet; N. 32-51 W., 94 feet; N. 62-01 W., 51.5 feet; N. 50-51 W., 224.7 feet; N. 52-40 W., 72.2 feet; N. 31-17 W., 297.5 feet; N. 24-39 W., 136.6 feet; N. 67-40 W., 116.3 feet; N. 12-55 W., 125.2 feet; N. 24-22 W., 172 feet; N. 40-28 W., 152.3 feet; N. 32-39 W., 147.6 feet; thence N. 43-14 W., 124 feet to a point in the center of the Standing Springs Road; thence with the center line of the Standing Springs Road, N. 32-25 E., 400 feet to the point of beginning.

ALSO: ALL that piece, parcel or tract of land containing 20 acres, more or less, situate, lying and being on the western side of the Neely Ferry Road in Austin Township, Greenville County, South Carolina, adjoining the above described 21.24 acre tract on the southeast, being shown on a plat of a tract of 20 acres cut from the property of John E. Baskin, made by R. K. Campbell, R.L.S., dated April, 1960, which plat is unrecorded, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point in the center of the Neely Ferry Road at the corner of property now or formerly owned by White and running thence with the center line of said road, S. 16-53 E., 669.8 feet to a point; thence S. 21-22 W., 754 feet to a point on the line of the above described 21.24 acre tract; thence with the line of said tract, N. 38-55 W., 828.8 feet to a point; thence continuing with the line of said tract, N. 42-30 W., 318.2 feet to an iron pin on the line of property now or formerly owned by Gates; thence with the line of said property, N. 29-30 E., 805.34 feet to an iron pin at the corner of property now or formerly owned by White; thence with the line of said property, S. 60-30 E., 481.8 feet to the point of beginning.

The above described property is the same conveyed by the Mortgagees by the Mortgagor by deed of even date herewith, this instrument being a purchase money mortgage. The release or discharge from the lien of the within mortgage of the whole or any part of the above described property is and shall be controlled by the terms of that certain Release Agreement entered into between the Mortgagor and Mortgagees of even date herewith.

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.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

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