

MORTGAGE OF REAL ESTATE—Offices of KENNETH STEPHENSON & JOHNSON, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GREENVILLE CO. S. C.
JUL 14 10 29 AM '76
DONNIE S. TANKERSLEY
R.M.C.

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

WHEREAS, I, JULIAN G. HUNT,

(hereinafter referred to as Mortgagor) is well and truly indebted unto M. S. BAILEY & SON, BANKERS

(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 THOUSAND AND NO/100 ----- Dollars (\$ 130,000.00) due and payable
as follows: ONE THOUSAND ONE HUNDRED SIXTY-NINE and 74/100 (\$1,169.74) Dollars on the
14th day of August, 1976, and a like amount on the 14th day of each and every month
thereafter until paid in full, payments to be applied first to interest and balance to
principal,
with interest thereon from ----- date ----- at the rate of 9% ----- 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 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, on the southern side of Augusta Street (Road) in the City of Greenville, being known and designated as the major portion of Lot No. 3 and the rear portion of Lot No. 4 as shown on a plat of property of Mrs. Mary B. Lewis, recorded in the office of the RMC for Greenville County, S. C., in Plat Book E, at page 213, and having according to a more recent plat prepared by R. W. Dalton, dated May, 1958, entitled "Property of H. Grice Hunt", the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Augusta Street (Road) at the joint front corner of Lots Nos. 2 and 3 and running thence with the line of Lot No. 2, S 25-44 W 375.3 feet to an iron pin; thence a line through Lot No. 3, N 64-40 W 77.9 feet to an iron pin at the joint rear corner of Lots Nos. 3 and 4 and in the line of Lot No. 5; thence with the line of Lot No. 5, N 46-30 W 81 feet to an iron pin on the southeastern side of Melville Avenue; thence with the southeastern side of Melville Avenue, N 17-47 E 75 feet to an iron pin; thence a line through Lot No. 4, S 47-53 E 85.6 feet to an iron pin in the line of Lot No. 3; thence with the line of Lot No. 4, N 21-41 E 336.5 feet to an iron pin on the southern side of Augusta Street (Road); thence with the southern side of Augusta Street (Road), S 46-30 E 112.9 feet to the point of beginning.

This is the same property conveyed to Mortgagor herein by deed of The Citizens & Southern National Bank of South Carolina, Trustee Under H. Grice Hunt Trust Agreement dated December 28, 1961, dated July 14, 1976, recorded in Deed Book 1039, at Page 518, on July 14, 1976.



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.

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