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GREENVILLE CO. S.C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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COUNTY CLERK

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

WHEREAS, Holton A. Hart and Lillie Mae Hart

(hereinafter referred to as Mortgagor) is well and truly indebted unto Perry S. Luthi, as Trustee for Kull Trust

(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 Thousand Eight Hundred Thirty-Eight and 70/100----- Dollars (\$1,838.70-----) due and payable due and payable \$15.00 per month commencing on the 5th of June, 1977 and on the 5th day of each and every month thereafter until it is paid in full with the final payment on May 5, 1987., the total balance due on said date.

with interest thereon from date at the rate of nine per centum per annum, to be paid: monthly

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, being known and designated as Lot No. 10, Block E, on plat of Carolina Court recorded in the RMC Office for Greenville County in Plat Book F, at page 96, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the northwest corner of the intersection of Wickliffe Street and Eastlin Drive and running thence along the western side of Eastlin Drive, N 23-55 E 293.2 feet to an iron pin on the south edge of the right of way of the C. & W. C. Railroad; thence along said right of way, N 72-0 W 60 feet to an iron pin; thence along the line of Lot No. 9, S 25-45 W 273.4 feet to an iron pin on the north side of Wickliffe Street; thence along the north side of Wickliffe Street, S 54-55 E 70 feet to the beginning corner, and being the same conveyed to the Grantor by Frank P. McGowan, Jr., Master in Equity for Greenville County, be deed dated April 21, 1976. Deeds Vol. 1037, Page 362; and this date conveyed to the mortgagors by the mortgagee by deed to be recorded herewith.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
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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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