

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

1419 004 28  
MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Paul E. Hunt

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company,  
P. O. Box 404, Easley, South Carolina, 29640,

(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-Three Thousand Five Hundred and No/100---- Dollars (\$ 23,500.00 ) due and payable  
as per the terms of said note;

with interest thereon from      date      at the rate of 9% APR      per centum per annum, to be paid, as per the  
terms of said note.

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 shown and designated as Lot No. 52  
on plat of the property of J. Rowley Yown Estate recorded in the RMC Office  
for Greenville County in Plats Book J at Pages 258 and 259, and having,  
according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Easley Bridge Road 90 feet  
west of the intersection of Lark Avenue and Easley Bridge Road at the corner  
of Lot 40 and running thence with the line of said lot S 30-55 E 200 feet to  
an iron pin at the corner of Lot 41; thence with the line of Lot 41, S 60-0  
W 100 feet to an iron pin at the corner of Lot 69; thence with the line of  
Lot 69, N 30-55 W 200 feet to an iron pin on Easley Bridge Road; thence with  
the southern side of Easley Bridge Road N 60-0 E 100 feet to the point of  
beginning.

This being the identical property conveyed to the mortgagor by deed of  
Harold F. Hunt, to be executed and recorded of even date herewith.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apper-  
taining, 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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