

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
OCT 31 10 59 AM '78
DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, FRANCES L. HUNTER

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Company

(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 Fifty Thousand and no/100

Dollars (\$ 50,000.00) due and payable

in equal monthly installments of \$1,062.36 each on the first day of each and every month hereafter, with the first such payment due December 1, 1978 and with the final payment due five years from date; payments applied first to interest, balance to principal.

with interest thereon from date at the rate of 10% 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, all of the right, title and interest of the mortgagor herein (the same being a one-third undivided interest) in and to all that certain piece, parcel or lot of land in the City of Greenville, County of Greenville, State of South Carolina, on the east side of North Main Street and having according to a plat thereof made December, 1946, and recorded in the RMC Office for Greenville County, in Plat Book "Q" and at page 65, the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the East side of North Main Street, which iron pin is 165.1 feet in a southerly direction from the southeast intersection of North Main and Elford Streets, and running thence S. 68-40 E. 291.5 feet to the North edge of a cement post in the line of North Brown Street; thence along the Western side of North Brown Street S. 29-30 W. 89.5 feet to the center of a pier; thence along the Northern side of a brick wall now or formerly owned by the Greenville Hotel Co., N. 68-55 W. 274.1 feet to the North edge of the wall in the line of North Main Street; thence along the Eastern side of North Main Street, N. 18-07 E. 90 feet to an iron pin, the point of beginning, LESS, HOWEVER, a small strip conveyed to the S. C. Highway Dept. from the western end of said lot along North Main Street.

The above described property is the identical property conveyed to R. W. Hunter and J. F. Perley by deed of Joseph Emory Serrine, dated January 1, 1947, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 305 at Page 45, the said R. W. Hunter and J. F. Perley having subsequently conveyed a one-third undivided interest in said property to Henry Ross by deed dated January 1, 1947, and recorded in the RMC Office for Greenville County, S. C. in Deed Volume 407 at Page 487, the said R. W. Hunter having subsequently conveyed his undivided one-half interest to Frances L. Hunter by deed recorded in Deed Book 821 at Page 201, on January 6, 1967 in the RMC Office for Greenville County, S. C.

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Together with all and singular rights, members, herditaments, 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.

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