

MORTGAGE OF REAL ESTATE

BOOK 1531 PAGE 10

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
JAN 27 10 06 AM '81
S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WILLIAM S. HUNTER AND LINDA G. HUNTER

(hereinafter referred to as Mortgagor) is well and truly indebted unto JESSIE HUNTER

(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 TWO THOUSAND SEVEN HUNDRED AND NO/100

Dollars (\$ 2,700.00) due and payable

with no interest

~~XXXXXXXXXXXX~~

at the rate of
November 15, 1985

per centum per annum, to be paid: on or before

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 herby 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 that certain piece, parcel or lot of land, situate, lying and being in Greenville County, South Carolina, being shown and designated as Lot 47 on a Plat of ADDITION TO KENNEDY PARK, recorded in the RMC Office for Greenville County in Plat Book WWW, at Page 10, and having, according to a more recent survey by Freeland & Associates, dated May 22, 1979, the following metes and bounds:

BEGINNING at an iron pin on the southern side of Bluff Drive, joint front corner of Lots 46 and 47, and running thence with the common line of said lots, S 02-45 W, 143.41 feet to an iron pin; thence with the rear line of Lot 47, N. 87-10 W, 120.0 feet to an iron pin, joint rear corner of Lots 47 and 48; thence with the common line of said lots, N. 02-57 E, 143.14 feet to an iron pin on the southern side of Bluff Drive; thence with Bluff Drive, S. 87-18 E., 120.0 feet to an iron pin, the point of beginning.

BEING the same property conveyed to the mortgagors by Roy M. Spurgeon and Edith W. Spurgeon by deed, dated May 25, 1979, and recorded in the RMC Office for Greenville County in Deed Book 1103, at Page 437.

THIS being a second mortgage, being subject to a first mortgage granted to South Carolina National Bank in the amount of \$26,950.00 which is recorded in the RMC Office for Greenville County in Mortgage Book 1467, at 943.

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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 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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