

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLEFILED
GREENVILLE CO. S. C.
MAR 16 2 08 PM '83
DONNIE S. WEAVER
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, EDWARD P. HUNT and LEE H. HART

(hereinafter referred to as Mortgagor) is well and truly indebted unto ALVIN F. BATSON

(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

Twelve Thousand Five Hundred & No/100----- Dollars (\$ 12,500.00) due and payable

(according to the terms of a note dated herewith)

with interest thereon from date at the rate of 12½% 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:

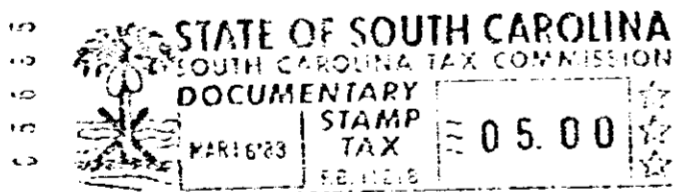
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, in Cleveland Township, on the Northern side of Geer Highway near Marietta and being described as follows:

BEGINNING at a point on the North side of Geer Highway at the corner of property now or formerly belonging to E. P. Hunter marked by an iron pin on the shouldern, and running thence with the line of the property of E. P. Hunter N. 15 E. 4.00 chains to an iron pin on the country road called Slaughter Pen Road; thence with the South side of said road, N. 73 W. 2.25 chains to an iron pin at the corner of property now or formerly of Robert Dunn; thence with the line of said property, S. 15 W. 3.77 chains passing an iron pin on the shoulder of Geer Highway; thence with the North side of Geer Highway S. 66 E. 2.27 chains to the point of beginning, and containing 1 acre, more or less, according to a survey by W. A. Hester dated November 5, 1945.

This being the same property conveyed by deed from Alvin F. Batson unto Edward P. Hunt and Lee H. Hart, the 3rd day of January, 1983, recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 1184 at page 506 on March 16, 1983.

THIS IS A PURCHASE MONEY MORTGAGE.

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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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