

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

AUG 2 4 11 PM '33

JOHN H. ...

WHEREAS, CLARENCE AIKEN, JR. R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto HAROLD F. HUNT, 7 Osceola Drive, Greenville, SC, 29605,

(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 HUNDRED FIVE THOUSAND AND NO/100----- Dollars (\$105,000.00) due and payable

as per the terms of said promissory note;

with interest thereon from date ----- 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 Mortgagee in hand well and truly paid by the Mortgagor 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, City of Greenville, on the northern side of East Avenue and known and designated as Lot No. 36 on plat of Property of H.P. McGee recorded in the RMC Office for Greenville County in Plat Book F at Page 36, and having, according to a more recent plat made by Dalton and Neves, Engineers, May, 1930, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of East Avenue at the joint front corner of Lots 35 and 36 and running thence along the northern side of East Avenue S. 80-15 W. 60 feet to an iron pin; thence N. 11-30 W. 200 feet to an iron pin; thence N. 80-15 E. 60 feet to an iron pin, joint rear corner of Lots 35 and 36; thence along the joint line of said lots S. 11-30 E. 200 feet to the point of beginning.

ALSO, ALL the Mortgagor's right, title and interest in and to that certain Right-of-Way recorded in the RMC Office for Greenville County in Deed Book 1042 at Page 739 and that certain Easement recorded in the RMC Office for Greenville County in Deed Book 451 at Page 45.

ALSO, ALL that piece, parcel or lot of land situate, lying and being in the City of Greenville, Greenville County, S.C., on the northern side of East Avenue (formerly Ann Street) and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of East Avenue, which iron pin is approximately 445.4 feet west of the intersection of East Avenue with East Park Avenue, and running thence N. 11-30 W. 200 feet to an iron pin; thence N. 80-15 E. 58 feet to an iron pin at the joint rear corner of this lot and the lot hereinabove described; thence with the joint line of said lots S. 11-30 E. 200 feet to an iron pin on the northern side of East Avenue; thence with the northern side of East Avenue S. 80-15 W. 58 feet to the point of beginning.

This being the same property conveyed to the Mortgagor by deed of the Mortgagee, to be executed and recorded of even date herewith.

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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