

GREENVILLE S.C.

SEP 14 3 38 PM '83

1625 598

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Linda H. Teague,

(hereinafter referred to as Mortgagor) is well and truly indebted unto B. E. Hunt

(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 Thirty-Five Thousand and No/100 Dollars (\$ 35,000.00) due and payable

in equal, monthly installments of One Hundred Fifty (\$150.00) Dollars per month, commencing October 1, 1983, and continuing on the first day of each and every month thereafter until said sum is paid in full.

~~WITH PROVISIONS TO BE OBSERVED BY THE MORTGAGOR AND MORTGAGEE:~~

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 Butler Township, on the Western side of a county road about one (1) mile North of its intersection with the Woodruff Road, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of said county road and running thence with said road, S. 9-45 W. 281.62 feet to a point; thence turning and leaving said road, N. 68 W. 268.62 feet to a point; thence, S. 74-45 W. 134.3 feet; thence, N. 62-15 E. 409 feet to an iron pin on the Western side of county road, the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of B. E. Hunt, also known as B. E. Hunt, Jr., dated September 13, 1983, and recorded simultaneously herewith in Deed Book 1196, at Page 260.

RECORDED IN DEED BOOK 1196 PAGE 260
GREENVILLE S.C.
SEP 14 1983
LINDA H. TEAGUE
B. E. HUNT

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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