

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, CLARENCE AIKEN, JR.

(hereinafter referred to as Mortgagor) is well and truly indebted unto HAROLD F. HUNT, c/o Berry and Company, 611 N. Academy Street, Greenville, SC 29601,

(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 ELEVEN THOUSAND FIVE HUNDRED FIFTY AND NO/100-----Dollars (\$ 111,550.00) due and payable

as per the terms of said note;

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of Fifteen per centum per annum, 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 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 \_\_\_\_\_

ALL those certain pieces, parcels or lots of land situate, lying and being in Greenville County, S.C., on the southern side of Pendleton Street, being known and designated as all of Lots 8 and 9 and the greater portions of Lots 17 and 18, as shown on a plat of Melville Land Company, which plat is recorded in the RMC Office for Greenville County in Plat Book A at Page 97, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Pendleton Street at the joint front corner of Lots 18 and 19 and running thence N. 27-02 E. 91.66 feet to a point in the line of property formerly belonging to C.F. Phillips; thence running in an easterly direction the same course as the dividing line between Lots 8 and 9 approximately 82.7 feet to the joint corner of Lots 8, 9 and 17; thence S. 43-45 W. 73.1 feet to a point on the right of way of Traction Street; thence with the right of way of Traction Street S. 30 E. 52.12 feet to an iron pin on Traction Street; thence N. 43-45 E. 237.4 feet to an iron pin on Pendleton Street; thence with the southern side of Pendleton Street N. 64-30 W. 160.66 feet to an iron pin on Pendleton Street, the point of beginning.

ALSO: ALL those certain pieces, parcels or lots of land situate, lying and being in Greenville County, S.C., known and designated as a portion of Lot 18, all of Lot 19, and a portion of Lot 20 as shown on a plat of Melville Land Company recorded in the RMC Office for Greenville County in Plat Book A at Page 97, and having the following metes and bounds, to-wit:

BEGINNING at a point on the southern side of Pendleton Street at the joint corner of property now or formerly belonging to A.M. Lowdermilk and property of the grantor, and running thence S. 36-18 W. 103 feet to a point on the right of way of Traction Street; thence S. 30 E. approximately 46.58 feet to an iron pin on Traction Street, joint line with property now or formerly belonging to C.F. Phillips; thence N. 43-45 E. 136.6 feet to an iron pin on Pendleton Street; thence N. 64-30 W. 60.8 feet to an iron pin on Pendleton Street, the point of beginning.

ALSO: ALL that certain piece, parcel or lot of land situate, lying and being in Greenville Township, Greenville County, S.C., in the City of West Greenville, on the south side of Pendleton Street, as shown on plat of property of Katherine A. Hunt prepared by H.S. Brockman, Surveyor, May 22, 1947, and consisting of a portion of Lot 18 as shown on plat of Melville Land Company  
(CONTINUED)

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.