

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

VOL 1675 PAGE 792  
MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, HAROLD F. HUNT

(hereinafter referred to as Mortgagor) is well and truly indebted unto H. G. MERRITT, 113 Gavins Point Road, Greenville, SC 29615,

(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 -----

SEVEN THOUSAND SIX HUNDRED FORTY-TWO & 86/100----- Dollars (\$7,642.86 ) due and payable as per the terms of said note

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of Ten 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:

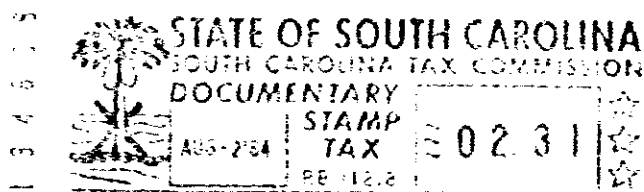
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 Greenville, being known and designated as Lot No. 34 of Sterling College Park, as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book J at Page 201, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Brockman Street (now Averill Street), joint front corner of Lots 33 and 34, and running thence N. 39-04 W. 100 feet to an iron pin; thence S. 50-56 W. 49 feet to an iron pin, joint rear corner of Lots 34 and 35; thence S. 39-04 E. 100 feet to an iron pin on the northwesterly side of Brockman Street (now Averill Street), joint front corner of Lots 34 and 35; thence along the northwesterly side of Brockman Street (now Averill Street) N. 50-56 E. 49 feet to the point of beginning.

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

If the property encumbered hereby is sold at any time prior to August 1, 1989, the balance remaining due on the promissory note secured by this mortgage shall be immediately due and payable upon the sale; however, at any time subsequent to August 1, 1989, a prospective purchaser may assume the balance due.



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.