

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.
APR 5 1974

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Annette L. Hunter

(hereinafter referred to as Mortgagor) is well and truly indebted unto Isaac Henry Klopfenstein and Barbara Ruth Klopfenstein

(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 Fourteen Thousand Nine Hundred Thirty-five and 02/100

----- Dollars (\$14,935.02) due and payable as follows: \$126.03 on the first day of May 1974, and \$126.03 on the first day of each and every month thereafter until the entire amount has been paid; payment to be applied first to the interest and then to the principal.

with interest thereon from _____ date _____ at the rate of Six _____ 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 on the western side of Cunningham Road near the City of Greenville, and known and designated as Lot No. 57 of a subdivision known as Drexel Terrace, plat of which is recorded in the RMC Office for Greenville County, South Carolina in Plat Book QQ, at Page 177, said lot having such metes and bounds as shown thereon, and being the same property conveyed to Annette L. Hunter by a deed dated September 5, 1973 from Bill H. Brackett and Sally H. Brackett, and recorded in said RMC Office in Deed Book 983 at Page 232.

The debts secured by this mortgage may be anticipated at any time in any amount without penalty.

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PROBATE

Personally appeared the undersigned witness and made oath that she saw the within mortgagor sign, seal and as its act and deed deliver the within written instrument and that she, with the other witness subscribed above witnessed the execution thereof.

Sworn to before me this 5th day of April, 1974.

E. Randolph Stone
Notary Public for South Carolina
My Commission expires: 1-4-81

Sharon Berryhill



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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