

MORTGAGE OF REAL ESTATE - Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

GREENVILLE CO. S. C.

Mortgagee's Address: Southern Bank & Trust Co., PO Box 1329, Greenville, SC 29602

APR 22 2 29 PM '77

STATE OF SOUTH CAROLINA } ANKERSLEY
COUNTY OF GREENVILLE } R.M.C.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: RONALD L. HUNT

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto SOUTHERN BANK & TRUST COMPANY

(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 THIRTEEN THOUSAND, FOUR

HUNDRED NINE AND 76/100-----DOLLARS (\$ 13,409.76),

with interest thereon from date at the rate of _____ per centum per annum, said principal and interest to be repaid: \$159.64 per month including principal and interest, the first payment being due ~~June~~ ^{JULY} 1, 1977, and a like payment being due on the first day of each month thereafter until paid in full,

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, just off the western side of Blackberry Valley Road, being shown as a tract containing 11.6 acres on a plat of the property of Charles B. Pace, et al, dated September 4, 1971, prepared by Terry T. Dill, recorded in Plat Book 4-W at page 73 in the RMC Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin near a 12-foot right-of-way and running thence S 72-56 W 1,081 feet to an iron pin on or near a creek; thence with the creek as the line, the traverse lines being as follows: N 06-00 W 192 feet, N 66-50 E 130 feet, N 17-42 W 190 feet to an iron pin; thence N 22-15 W 132 feet to an iron pin; thence N 79-30 E 1,148.5 feet to an iron pin; thence S 11-30 W 445.5 feet to the point of beginning.

Together with a 12-foot easement for ingress and egress to and from Blackberry Valley Road as shown on the aforementioned plat.

This is the same property conveyed to the mortgagor by deed of Charles B. Pace and Emily S. Pace, recorded on April 16, 1976 in Deed Book 1034 at page 836 in the RMC Office for Greenville County.

DOCUMENTARY
STAMP
TAX

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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