2001**538** 2007**94**

STATE OF SOUTH CAROLINADE COUNTY OF GREENVILLE

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MORTGAGE OF REAL ESTATE

4 27 PH 182 TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, I, J. Mat Hunt, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto A. E. Pennebaker Co., Inc.,

P. O. Box 1386, Greenville, S. C. 29602

(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

Ten Thousand and no/100ths - - - - - - - - Dollars (\$ 10,000.00) due and payable

due and payable as provided in a promissory note of even date executed simultaneously herewith,

WHEREAS, the Mortgagor may bereafter become indebted to the said Mortgages 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 situate, lying and being on the northern side of Weehawken Circle, Greenville County, South Carolina, being shown and designated as Lot 21 on Plat of Revised Map of WEEHAWKEN HILL, recorded in the R. M. C. Office for Greenville County in Plat Book 4-F, at Page 50, and having, according to said Plat, the following metes and bounds,

BEGINNING at an iron pin on the northern side of Weehawken Circle at the joint front corner of Lots 21 and 22, and running thence with the common line of said Lots, N 18-10 W., 170 feet to an iron pin; thence S 75-32 W., 110.5 feet to an iron pin on the eastern side of Weehawken Circle; thence with the eastern side of Weehawken Circle, the following courses and distances S. 09-39 E., 83.2 feet; S. 17-58 E., 71.3 feet; S. 63-24 E., 35.1 feet and N. 71-10 E., 100 feet to the beginning corner.

This is the same property conveyed by deed of Donald Joseph Lee and Rosa E. Lee to J. Mat Hunt, Jr. dated abd recorded 12/11/78, in Deed Volume 1093, at Page 503, in the R. M. C. Office for Greenville County, SC.

OF SOUTH CAROLINA

OF SOUTH CAROLINA

OF SOUTH TAX

OF SOUTH TAX

STAMP

TAX

FRANCE

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 insual 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 kewfully 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 berein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgages forever, from and against the Mortgagor and all persons whomsoever kewfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

the time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or the such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be deld by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay fall premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.

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