

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

JUN 12 10 18 AM 1967

MORTGAGE OF REAL ESTATE

OLLIE BARNWORTH TO ALL WHOM THESE PRESENTS MAY CONCERN:
R. M. C.

WHEREAS, We, William Franklin Sexton and Katherine E. Sexton,

(hereinafter referred to as Mortgagor) is well and truly indebted unto H. C. Hunt and Dolly L. Hunt,

(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 Forty-Seven Hundred Fifty and No/100

Dollars (\$ 4750.00) due and payable in monthly installments of Fifty and No/100 (\$50.00) Dollars each. Payments to begin in July and continue each and every month thereafter until paid in full.

receipt is hereby made this date for \$225.00, leaving a balance owing of \$4525.00.

with interest thereon from date at the rate of 6% 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, near Greer, South Carolina, shown on

a plat of property of Ed. P. Hunt, prepared by C. O. Riddle, June 1961, recorded in the R. M. C. Office for Greenville County in Plat Book "ZZ" at page 3, designated on said plat as Lot No. 10, and having the courses and distances shown thereon.

This being a portion of the property conveyed to grantor by deed of H. C. Hunt and Dolly L. Hunt, recorded in the R. M. C. Office for Greenville County in Deed Book ~~XXX~~ at page ~~XXX~~, and said Lots are subject to the restrictive covenants set forth in deed of E. P. Hunt recorded in Deed Book 680 at page 323.

This mortgage includes furniture and one (1) Jersey milk Cow.

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 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.

#4507
at 8:10 P.M.
8-22-68
Witness
Nellie M. SmithLien Released By Sale Under
Foreclosure 22nd day of August
A.D., 1968. See Judgment Roll
NO. J-13,664
J. P. M. A. S. P.
OR MASTER