1333 .095

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, B. Leslie Hunt, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto North Carolina National Bank

(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 Sixteen thousand six hundred forty-six and 40/100-- ---------- Dollars $ 16,646.40 due and payable

At the rate of $138.72 per month including principle and interest for a total or 120 months, the first payment due August 1, 1975, and a like payment on the first of each month thereafter.

Face amount of note includes interest at 12% per annum.

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, to-wit:

All that piece, parcel or lot of land in State and County aforesaid, Hassy Mountain Township, as shown on a plat of Green Development Co. which is of record in the R.M.C. Office for Greenville County.

This lot is shown on said plat with number and dimensions as follows: Lot [illegible], Frontage 50 feet, Rear 50 feet, Depth 150 feet, Depth 150 feet.

This being the same lot as conveyed to John A. Kleaner by deed recorded in the R.M.C. Office for Greenville County in Deed Book 873 at Page 847.

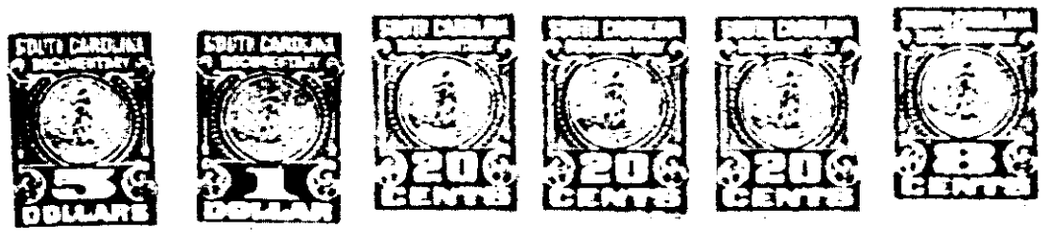
Also, said lot being shown on said plat with number and dimensions as follows: Lot #1777, Frontage 50 feet, Rear 50 feet, Depth 150 feet, Depth 150 feet.

This being the same lot as conveyed to John A. Kleaner by deed recorded in R.M.C. Office for Greenville County in Deed Book 765, Page 551.

These conveyances is subject to all restrictions, set back lines, roadways, easements and rights of way, if any appearing of record, on the premises, or on the recorded plat, which affect the property hereinabove described.

Lot #1755 was conveyed to Shirley P. Edwards by deed recorded in Deed Book 971, Page 293, R.M.C., Office for Greenville County.

Lot #1757 was also conveyed to Shirley P. Edwards by deed recorded in Deed Book 971, Page 293, R.M.C. Office for Greenville County.



Together with all and singular rights, members, hereditaments, 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.

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