

DENNIE S. TANNERSLEY
R.M.C.

BOOK 1367 PAGE 38

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Jimmie Ruth Hunt

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

WHEREAS, the Mortgagor is well and truly indebted unto Horace Mauldin

(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 Six Thousand Seven Hundred

and No/100 ----- DOLLARS (\$ 6,700.00),

with interest thereon from date at the rate of 8 per centum per annum, said principal and interest to be repaid: \$70.00 per month, first payment being due June 1, 1976, 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,

All that lot of land situate on the eastern side of Elmwood Avenue (formerly Fifth Avenue) in the County of Greenville, State of South Carolina, being shown as Lot No. 41 on a plat of Section I of Judson Mills Village dated August 1939, prepared by Dalton and Neves recorded in Plat Book K at page 11 and 12 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 on the eastern side of Elmwood Avenue at the joint front corner of Lot 40 and 41 and running thence with Lot 40 S. 85-30 E. 89.5 feet to an iron pin at the joint rear corner of Lot 40 and Lot 41; thence N. 4-30 E. 70 feet to an iron pin at the joint rear corner of Lot 41 and 42; thence with Lot 42 N. 85-30 W. 89.5 feet to an iron pin on Elmwood Avenue; thence with said Avenue S. 4-30 W. 70 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of the mortgagee, to be recorded herewith.



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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