

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, HAROLD F. HUNT

(hereinafter referred to as Mortgagor) is well and truly indebted unto H. G. MERRITT, 113 Gavins Point Road, Greenville, SC 29615

(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 -----

FIFTEEN THOUSAND TWO HUNDRED EIGHTY-FIVE & 70/100 Dollars (\$ 15,285.70) due and payable as per the terms of said note;

with interest thereon from date at the rate of Ten per centum per annum, to be paid: as per the terms of said note.

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:

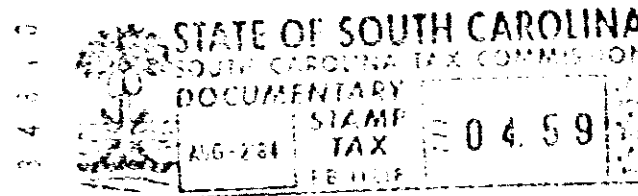
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, situate, lying and being at the southwest corner of the intersection of Queen Street and Doe Street in the Town of West Greenville, S.C., being the rear portions of Lots 65 and 66 on plat of Arlington Heights, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southwest corner of the intersection of Queen Street and Doe Street and running thence with the south side of Doe Street in a westerly direction 103 feet to an iron pin; thence in a southerly direction parallel with Queen Street 60 feet, more or less, to an iron pin; thence in an easterly direction parallel with Doe Street 103 feet to an iron pin on the west side of Queen Street; thence with the west side of Queen Street in a northerly direction 60 feet, more or less, to the point of beginning.

This being a portion of the property conveyed to the Mortgagor by deed of the Mortgagee, to be executed and recorded of even date herewith.

If the property encumbered hereby is sold at any time prior to August 1, 1989, the balance remaining on the promissory notes secured by this mortgage shall be immediately due and payable upon the sale; however, at any time subsequent to August 1, 1989, a prospective purchaser may assume the balance due.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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.