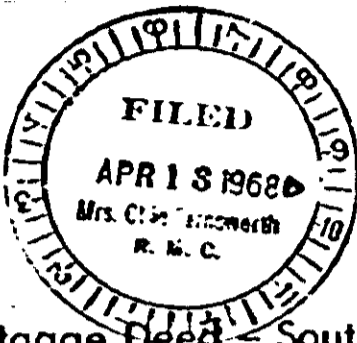


Am 1.50
MSK 27061

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Mortgage Deed - South Carolina - Jim Walter Corporation

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

A/K/A Patsy A. Hunt

WHEREAS Ronelle Hunt and wife, Patsy Ann Hunt

hereinafter called the Mortgagee, as well and truly indebted to JIM WALTER CORPORATION, hereinafter called the Mortgagor, in the full and just sum of ~~Three Thousand Three Hundred Seventy-nine~~ Three Thousand Three Hundred Seventy-nine Dollars, evidenced by a certain promissory note in writing of even date herewith, which note is made a part hereof and herein incorporated by reference, payable in 96 monthly installments of Thirty-Five and 20/100 Dollars each, the first installment being due and payable on or before the 5th day of June, 1968, with interest at the rate of six per cent (6%) per annum from the date of maturity of said note until paid, and said Mortgagee having further promised and agreed to pay ten per cent (10%) of the whole amount due for attorney's fee, if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That the said Mortgagee, in consideration of the said debt and sum of money aforesaid, and for better securing the payment thereof, according to the terms and tenor of said note, and also in consideration of THREE (\$300) DOLLARS to them in hand well and truly paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, released, and by these presents do grant, bargain, sell and release unto the said Mortgagee, all that tract or lot of land lying, being and situate in

Greenville County, State of South Carolina and described as follows, to-wit: All that piece parcel or lot of land in Bates Township, Greenville County, State of South Carolina, known and designated as Lot No. 16 of subdivision of the G. W. Bridwell property according to plat recorded in R.M.C. Office for Greenville County in Plat Book M, Page 127, having a frontage of fifty feet on West Road and extending back in parallel lines a depth of 150 feet. For a source see R.M.C. FILE # 623 Page 621.

20 day of July 19 68
MIDSTATE H. INC. 15553
By J. Kelly, Vice President

WITNESSES:
Hoyt Adler

TOGETHER with the said Mortgagee, the said Mortgagee, together with the said Mortgagee, do hereby certify that the above described property is free and clear of all liens, mortgages, encumbrances and claims of every kind, and that the said Mortgagee will, at his own expense, make such other and further instruments and assurances as may be required by the Mortgagee, and that the Mortgagee will, and his heirs, legal representatives and successors shall warrant and defend the title to said property unto the Mortgagee against the lawful claims and demands of all persons whatsoever.

TO HAVE AND TO HOLD the above described property unto Mortgagee, his heirs, successors, and assigns forever. Mortgagee hereby covenants with Mortgagee that Mortgagee is indefeasibly seized with the absolute and fee simple title to said property, that Mortgagee has full power and lawful authority to sell, convey, assign, transfer and mortgage the same, that it shall be lawful for Mortgagee at any time hereafter personally and jointly to enter upon, have, hold and carry out said property and every part thereof, that said property is free and discharged from all liens, encumbrances and claims of every kind, and that the Mortgagee will, at his own expense, make such other and further instruments and assurances as may be required by the Mortgagee, and that the Mortgagee will, and his heirs, legal representatives and successors shall warrant and defend the title to said property unto Mortgagee against the lawful claims and demands of all persons whatsoever.

PROVIDED ALWAYS, and these presents are upon these express conditions, that if the said Mortgagee shall promptly, well and truly pay to the Mortgagee the said debt or sum of money aforesaid, according to the true intent and tenor of said note, and until full payment thereof, or any extension or renewal thereof in whole or in part, and payment of all other indebtedness or liability that may become due and owing hereunder and accrued hereby, shall faithfully and promptly comply with and perform each and every other covenant and provision herein on the part of the Mortgagee or to be complied with and performed, then this deed of bargain and sale shall cease, terminate, and be utterly void, otherwise to remain in full force and virtue.

And Mortgagee hereby covenants as follows:

To keep on, buildings, structures and other improvements now or hereafter erected or placed on the premises, insured in an amount not less

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