

MORTGAGE OF REAL ESTATE

GREENVILLE CO. S. C.

State of South Carolina

4 13 PM '77

COUNTY OF GREENVILLE

CONNOR S. TANKERSLEY R.M.C.

To All Whom These Presents May Concern:

Fred J. Hunt and Pauline H. Hunt

SEND GREETING.

WHEREAS, we the said Fred J. Hunt and Pauline H. Hunt

in and by our certain promissory note in writing of even date with these Presents, are well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of Ten Thousand and No/100 -----(\$ 10,000.00 ) Dollars,

with interest from the date hereof at the rate of nine per cent ( 9 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of One Hundred One and 43/100 -----

-----(\$ 101.43 ) Dollars due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest and all costs, insurance, and expenses incurred in connection with said loan, has been paid, said monthly payments to be applied first to the payment of interest, and then to payment of principal, costs, expenses and insurance, if any, incurred; and said note further providing that if at any time any portion of the principal or interest due hereunder shall be past due and unpaid for a period of sixty (60) days, or upon failure to comply with any of the by-laws of said Association, or with any of the stipulations of this mortgage, the whole amount due under said note, shall at the option of the holder become immediately due and payable, and said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and collectible as a part thereof, if the same be placed with an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind.

KNOW ALL MEN BY THESE PRESENTS, That we the said Fred J. Hunt and Pauline H. Hunt, in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three (\$3.00) Dollars to us the said mortgagor, in hand well and truly paid by the said mortgagee, at and before the sealing and delivery of these Presents (receipt of which is hereby acknowledged), have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors and assigns:

That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, lying on the South side of U. S. Dual Lane Highway No. 29, being shown as lot numbers TWENTY FIVE (25) and TWENTY SIX (26), on plat of B. F. Flynn Estates, and having, according to a recent survey made by John A. Simmons, March 12, 1973, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book 5-C page 127, the following metes and bounds, to wit:

BEGINNING at an iron pin on the North side of Highland Street, at the Southeast corner of lot No. 24, and runs thence along the North side of Highland Street, N. 77-35 E., 118.7 feet to an iron pin at the Northwest corner of the intersection of Highland Street and Harnett Road (formerly Flynn Street); thence along the West side of Harnett Road, N. 19-42 W., 152.1 feet to an iron pin; thence S. 66-48 W., 100 feet to an iron pin; thence along the line of Lot No. 24, S. 11-53 E., 132.2 feet to the beginning corner.

This is the same conveyed to Joe Wade Carroll and Linda W. Carroll by deed of Taylors Lumber Company, Inc., recorded in deed book 988 page 401, Greenville County R. M. C. Office.

This is the same conveyed to us by Joe Wade Carroll and Linda W. Carroll by deed dated February 27, 1976 to be recorded in the R. M. C. Office for Greenville County.

Also, all that certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, located at the intersection of U. S. Super Highway No. 29 and Old Highway No. 29, going into Taylors, S. C., from Greer, S. C., and being on the Southeast corner thereof being shown by plat made for Fred J. Hunt by Pickell & Pickell, surveyor, dated April 2, 1948 and recorded in plat Book "T" page 39, Greenville County R. M. C. Office and having the following metes and bounds according to said plat, to wit:

BEGINNING at an iron pin in the line of lot No. 1 of Flynn Estate at the joint rear corner of lots 24 and 25 of the Flynn Estate and running thence as the corner line of lots 24 and 25, S. 12-00 E., 133.2 feet to Highland Ave; thence with Highland Ave., S. 77-37 W. 211 feet to point; thence S. 16-52 W., 91 feet to point; thence S.

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