

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Ronald E. Hughey, hereinafter referred to as Mortgagor, is purchasing the real property described herein from W. M. Webster, III, hereinafter referred to as Mortgagee, and W. M. Webster, Jr.;

WHEREAS, the Mortgagor will assume a promissory note of the Mortgagee and W. M. Webster, Jr. given to Bankers Trust of South Carolina, which promissory note has as an outstanding balance the sum of Forty-two Thousand, Nine Hundred and 38/100 (\$42,900.38) Dollars;

WHEREAS, as inducement for Citizens and Southern National Bank to lend to the Mortgagor the sum of Twenty-two Thousand and No/100 (\$22,000.00) Dollars, the Mortgagee has agreed to personally guarantee a promissory note of the Mortgagor to be given to Citizens and Southern National Bank of South Carolina on or about January 7, 1977 for the said sum of Twenty-two Thousand and No/100 (\$22,000.00) Dollars, to then be applied as part payment of the purchase price of the real property, which note is to be repayable in equal quarterly installments over a period of three (3) years, with interest,

NOW, KNOW ALL MEN, that the Mortgagor, in consideration of the afore-said conveyance, and in order to secure the payment of the note to Bankers Trust of South Carolina, for which the Mortgagee is personally liable to the extent of the sum of Forty-two Thousand Nine Hundred and 38/100 (\$42,900.38) Dollars, and in further consideration of the guaranty by Mortgagee of Mortgagor's promissory note to be given to Citizens and Southern National Bank of South Carolina in the amount of Twenty-two Thousand and No/100 (\$22,000.00) Dollars, plus any interest which may become accrued and any costs which may be incurred, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time, 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, the Mortgagee's heirs 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, and being shown as Lot 9 on a plat of property of J. P. Stevens & Co., Inc. recorded in the R.M.C. Office for Greenville County in Plat Book LLL, Page 65, and having, according to said plat, the following metes and bounds, to-wit:

R.E.H.

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