

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
R.M.C.
20 PM '80
DONALD W. WATERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1502 PAGE 146

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Robert H. and Eileen R. Hunter,
(hereinafter referred to as Mortgagor) is well and truly indebted unto Virginia M. Haulbrook and Daniel H. Marks,

(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 Seven Thousand Dollars (\$7,000.00) due and payable

with interest thereon from date at the rate of Nine (9) per centum per annum, to be paid: in 120 monthly payments of \$88.68 for 10 years.

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, being known and designated as part of Lot 1, corner of West Park Avenue and Townes Street, according to survey and plat of Richard D. Wooten, Jr., S.C.R.L.S. No. 4678, dated April 25, 1980, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 22, Page 50, and being more particularly described as follows:

BEGINNING at an iron pin at the southwest corner of Park Avenue and Townes Street and running thence along Townes Street S.13-39W.93 feet to an iron pin; thence running N.75-55W. 68.56 feet to an iron pin; thence run along the joint lines of Lots 1 and 2 N.14-00E. 92.3 feet to an iron pin at the joint front corners of Lots 1 and 2; thence running along Park Avenue S.76-30E. 68 feet to an iron pin, the point of beginning.

THIS is the same property conveyed by Mortgagees herein to Mortgagors herein by Deed dated April 30, 1980 and recorded May 15, 1980 in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1124 Page 991.

DOCUMENTARY
RECORDED

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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 whatsoever lawfully claiming the same or any part thereof.

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