

MORTGAGE OF REAL ESTATE -

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
S. C.
MAY 15 1981
JONNIE S. TANKERSLEY
R.H.C.

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Robert H. Hunter and Eileen M. Hunter, 21 Wilton Street, Greenville, S.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto The City of Greenville, a municipal corporation, Post Office Box 2207, Greenville, S. C. 29602

(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 Nine Thousand Nine Hundred Seventy and 00/100 Dollars (\$9,970.00) due and payable

after work is completed
with interest thereon from 15th of month at the rate of 3 per centum per annum, to be paid: \$96.27 per month
and last payment \$90.83.

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, City of Greenville, being known and designated as Lot No. 12, on Plat of Ava O. Ferguson's Property, which plat is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book C, page 254, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Wilton Street joint front corner Lots 11 and 12 and running thence N. 76-30 W. 150 feet to an iron pin; thence along the line of Lots 22, 23 and 24, N. 13-30 E. 57.5 feet to an iron pin; thence S. 76-30 E. 150 feet to an iron pin on Wilton Street; thence along Wilton Street S. 13-30 W. 57.5 feet to an iron pin, the point of beginning.

THIS property is known and designated as Block Book Number 9-2-23.

BEING the same property conveyed to Robert H. Hunter by deed of James T. Lynn, Secretary of Housing and Urban Development, recorded October 18, 1973 in Deed Book 986 page 387. Subsequently, Robert H. Hunter conveyed a 1/2 interest in said property to Eileen M. Hunter as shown on deed recorded March 31, 1980 in Deed Book 1123 page 45. This mortgage is junior and subordinate to a mortgage executed by Robert H. Hunter to C. Douglas Wilson & Co., recorded in REM Book 1293 page 285 on October 18, 1973.

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 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 whomsoever lawfully claiming the same or any part thereof.

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