

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE
JUN 21 1983
DONNIE R. HAY

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Raymond A. Hunt

(hereinafter referred to as Mortgagor) is well and truly indebted unto Frances W. Fonda

(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 Twenty-Five Thousand Eight Hundred and No/100----

Dollars (\$ 25,800.00) due and payable

with interest thereon from June 10, 1983 at the rate of 12.5 per centum per annum, to be paid:
Per terms of note of even date

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

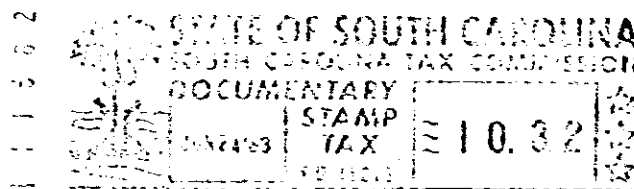
ALL of my right, title and interest, the same being an undivided ~~one-half~~ ^{ENTIRE} interest therein, in and to all that certain piece, parcel or tract of land located in Paris Mountain Township, Greenville County, South Carolina, and being more fully described as follows:

BEGINNING at an iron pin at branch and running thence N. 24-45 E. 80 feet to an iron pin at bend; running thence N. 44-30 E. 500 feet with the fence as the line to an iron pin; thence running N. 45-15 E. 166.5 feet to a pine; thence running N. 19 E. 393.5 feet to a pine; running thence N. 57-15 W. 59 feet; running thence up Armstrong Creek with the creek as the line 2,354 feet, more or less, to a black gum near bridge; running thence S. 72 W. 204.6 feet to an iron pin; running thence S. 9-10 W. 747.5 feet to an iron pin; running thence N. 69-45 W. 340.9 feet; running thence N. 3-50 E. 168.2 feet to a persimmon tree; running thence N. 2 E. 381.8 feet to an iron pin; thence running S. 75-20 W. 482 feet to a stone; running thence S. 64 W. 412 feet to a stone; thence running S. 9-05 W. 507 feet to an iron pin; running thence S. 13 W. 891.8 feet to a pine; running thence S. 7-30 W. 768 feet to a stone; running S. 9-45 W. 237 feet to a stone; thence S. 84-15 E. 349 feet to a stone; running thence S. 89 E. 145 feet to a stone; running thence S. 75-15 E. 284 feet to a water oak stump; running thence S. 80 E. 93.1 feet to a water oak, the beginning corner, and containing 88.9 acres, more or less, according to a plat made by J.C. Hill, January 26, 1950.

LESS HOWEVER, 2.83 acres of land lying east of Armstrong Creek conveyed to Raymond Hunt by deed recorded in Deed Book 577 at page 385.

This is the same property conveyed to the mortgagor herein by deed of The Citizens & Southern National Bank of S.C., Trustee under will of Roy Allen Stipp and Frances W. Fonda dated May 23, 1983 and recorded in the RMC Office for Greenville County in Deed Book 1191 at page 146.

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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 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 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.