

c/o Roy Barton, Bob Jones University, Greenville, SC 29614
MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
REFN

MORTGAGE OF REAL ESTATE

BOOK 1627 PAGE 433

TO ALL WHOM THESE PRESENTS MAY CONCERN

SEP 25 1 41 PM '83

WHEREAS, Donald O. Hurst and Linda K. Hurst

(hereinafter referred to as Mortgagor) is well and truly indebted unto Irma H. Schunk and/or Roy A. Barton, as Trustee of trust under agreement with Irma H. Schunk

(s)
(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 Fifteen Thousand, Five Hundred Seventy-six and 88/100th Dollars (\$ 15,576.88) due and payable

with interest thereon from date of notes at the rate of per notes per centum per annum, to be paid: as set forth in said notes.

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, with the buildings and improvements thereon, situate on the northeast side of Blythwood Drive, being shown as Lot 24 on plat of University Circle made by Piedmont Engineering Service, May, 1948, recorded in the RMC Office for Greenville County, South Carolina in Plat Book Y, Page 111, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of Blythwood Drive, at joint front corner of Lots 23 and 24 and running thence with the line of Lot 23, N 56-45 E 147.5 feet to an iron pin; thence N 38-35 W 65.3 feet to an iron pin; thence with the line of Lot 25 S 56-45 W 142.6 feet to an iron pin on the northeast side of Blythwood Drive; thence with the northeast side of Blythwood Drive, S 34-00 E 65 feet to the beginning corner.

DERIVATION: This being the same property conveyed to Mortgagor herein by deed of Mortgagee as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1197, Page 93, on September 26, 1983.

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.

0433

4328-RV-21