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MORTGAGE OF REAL ESTATE Office of Wyche, Burgess, Freeman & Parham P.A. Greenville, S.C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: John D. Huff

[illegible] SEND'S GREETING:

WHEREAS, the Mortgagor [illegible] Dewitt or Hattie Martin, [illegible] Twenty Five Thousand and No/100 DOLLARS ($ 25,000.00) [illegible] with interest thereon from date at the rate of 12 per cent per annum, said principal and interest to be repaid as follows: Interest only payable annually commencing one year from date and the principal amount payable on demand.

1-7-75

WHEREAS, the Mortgagor may hereafter become indebted to said Mortgagee for such further sums as may be advanced or loaned to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs or for any other purpose,

NOW KNOW ALL MEN, that the Mortgagor, for better securing the payment of the said indebtedness, including the said sum so hereafter added to the Mortgage, if any, from time to time advanced or loaned as aforesaid, not exceeding the total indebtedness of the said Mortgagor at any time outstanding, not including the said sum of Three Dollars ($ 3.00) [illegible] 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 heirs, successors and assigns, the following described land, with all improvements thereon, or hereafter erected thereon:

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, adjacent to the Augusta Road and S. C. Highway 27, as shown on a survey for John D. Huff, prepared by John D. Smith, R.L.S., dated November 1972, containing 21.39 acres, more or less, and having, according to said survey, the following metes and bounds, to-wit:

BEGINNING at a point at the intersection of the rights-of-way of the Augusta Road (S. C. Highway 25) and S. C. Road 27 and running thence along the line of the right-of-way of S. C. Road 27, S. 19-32 W. 519.7 feet to a point; thence turning and running along property now or formerly of Walker [illegible] N. [illegible] W. 1,[illegible].4 feet to a point; thence turning and running N. [illegible]-53 E. [illegible]2.7 feet to a point; thence continuing S. 69-37 E. 239.2 feet to an old iron pin; thence turning and running S. 5-15 W. 419 feet to a point; thence continuing S. 5-04 W. 245.4 feet to a point; thence turning and running S. 74-25 E. 454.4 feet to an old iron pin; thence turning and running S. 1-41 E. 370.5 feet to a point; thence continuing S. 1-40 W. 100 feet to a point; S. 5-55 W. 100 feet to a point; S. 4-49 W. 100 feet to a point; and S. 3-54 W. 104.3 feet to the point of beginning.

Dewitt Martin
Hattie Martin
Witness Otto Martin

JAN 22 1975

RECORDING FEE PAID $ [illegible]

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Together with all and singular the rights, members, hereditaments and appurtenances to the said belonging or in anywise incident or appertaining, and all the rents, issues and profits which may arise or be had therefrom, and including all heating, plumbing and lighting systems and other equipment or fixtures now or hereafter attached to, connected with or located on the premises, it being the intent of the parties hereto that all such fixtures and equipment (whether attached or detached or hereafter attached or detached) shall be considered a part of the realty.

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