

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.
Nov 19 2 00 PM '71
OLLIE FARNSWORTH
R. M. C.

BOOK 1214 PAGE 151

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Raymond V. Russell and Margaret H. Russell, jointly and severally,
(hereinafter referred to as Mortgagor) is well and truly indebted unto Louise J. Hunt

(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

--- Thirteen Thousand, Five Hundred and no/100 -- Dollars (\$ 13,500.00) due and payable
in equal successive monthly instalments of Eighty-six and 99/100 [\$86.99] Dollars each, in-
cluding interest on principal debt at the rate of 6% per annum, first instalment due and pay-
able on December 19, 1971, and a like instalment on the same day of each succeeding month
thereafter until both principal and interest are paid in full, with the right to anticipate
payment of unpaid balance or any part thereof at any time (s) after Jan. 1, 1974,
with interest thereon from date at the rate of six per centum per annum, to be paid: monthly

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 grant-
ed, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and as-
signs:

"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, on the Northern side of Farr's Bridge Road, a-
bout five miles from the City of Greenville, containing approximately 5 acres, more or less,
and having the following metes and bounds, according to survey made by J. C. Hill on May 27,
1950, to wit:

BEGINNING at a stake on the Northern side of Farr's Bridge Road, at corner of property now
or formerly owned by Spencer, and running thence with the line of said property N. 26-00 E.
764.5 feet to a stake in branch; thence with the Branch as the line, in an easternly direc-
tion, 230 feet, more or less, to a stake; thence S. 26-15 W. 572 feet to a stake; thence S.
21-00 W. 237.5 feet to a stake on Farr's Bridge Road; thence with the Northern side of Farr's
Bridge Road, N. 63-00 W. 131.22 feet to a stake; thence continuing with the Northern side of
said road N. 67-00 W. 115.5 feet to the beginning corner.

The above described property is the same that was conveyed to us by the mortgagee herein by
deed of even date herewith, yet to be recorded, and this mortgage is given to secure a por-
tion of the purchase price of said property.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or ap-
pertaining, 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 whomsoever lawfully claiming the same or any part thereof.