

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

PROVENOR—JARRARD CO.—GREENVILLE 46451

THE STATE OF SOUTH CAROLINA, }
County of Greenville,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, John O. Hunt

SEND GREETINGS:

Whereas, I the said John O. Hunt
in and by my certain promissory note in writing, of even date with these presents, am
well and truly indebted to John B. Humbert

in the full and just sum of Sixteen Hundred Thirty & 20/100 (\$1,630.00)
(\$) Dollars, to be paid as follows: One Hundred (\$100.00)
Dollars to be paid on the principal on the 15th day of December, 1942, and One Hundred (\$100.00)
Dollars on the 15th day of March, June, September and December of each year thereafter until
the principal indebtedness is paid in full;

with interest thereon from date at the rate of five per centum per annum, to be computed and paid December 15,
1942, and quarterly thereafter

interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to
become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should
be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection
of his interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either
of said cases the mortgagor promises to pay all costs and expenses including 10 per cent. of the indebtedness as attorneys' fees, this to be added to the mort-
gage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, that I the said John O. Hunt

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment
thereof to the said John B. Humbert

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to
the said John O. Hunt

in hand well and truly paid by the said John B. Humbert

receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant, bargain, sell and release unto the said

John B. Humbert, his heirs and assigns;

All that certain piece, parcel or lot of land, with the buildings and
improvements thereon, situate in the County of Greenville, State of South Carolina, near the
City of Greenville, on the Southeast side of West Augusta Place Street, being known and
designated as a portion of Lots No. 26 and 27, as shown on a plat of the property of the Estate
of D. W. Cochran and property of Minnie P. Cochran, made by Dalton & Neves, Engineers, July,
1937, and recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book I, at pages
92 and 93, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast side of West Augusta Place Street,
which iron pin is 629.2 feet in a Southwesterly direction from the intersection of West Augusta
Place Street and Augusta Road, and is also 20 feet in a Southwesterly direction from the joint
corner of Lots No. 27 and 28, and running thence with the Southeast side of West Augusta
Place Street, S. 37-56 W. 105 feet to an iron pin in line of Lot No. 26; thence S. 52-04 E. 165
feet, more or less, to an iron pin; thence N. 46-27 E. 106 feet to an iron pin; thence N. 52-04
W. 179.3 feet to the beginning corner.

This is the same property conveyed to the mortgagor by deed of John B. Humbert
and Louise Humbert Milburn, dated March , 1942, and to be recorded herewith.

This mortgage is given to secure the unpaid portion of the purchase price of the
above described property.

This mortgage is junior in rank to the lien of the mortgage given for the
original amount of Fifty-Four Hundred (\$5,400.00) Dollars to Aiken Loan & Security Company
on July 23, 1941, and recorded in the R. M. C. Office for Greenville County, S. C., in Mortgages
Volume 304, at page 155; and it is understood that in the event there should be default on the
part of the mortgagor herein in the payments called for in the first mortgage above referred
to and such default should continue for a period of ninety days, then it is understood that the
mortgagee herein may at his option declare the balance of the indebtedness due and payable and
proceed forthwith for the collection of same.

#110239
NOV 25 1942
RECORDED AND CANCELLED
DAY OF
GREENVILLE COUNTY, S.C.
1942