

REGISTRATION NO. 22  
MORTGAGE OF REAL ESTATE  
COMPLIED WITH  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.  
FILED  
GREENVILLE, CO. S. C.  
MAR 12 4 48 PM '73

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CONNIE S. TANKERSLEY  
R.M.C.

WHEREAS, ALBERT R. HUGHES AND CATHERINE S. HUGHES

(hereinafter referred to as Mortgagor) is well and truly indebted unto EUGENE L. DUNN

(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 THIRTY-THREE THOUSAND THREE HUNDRED FIFTY-FIVE

AND NO/100THS ----- Dollars (\$ 33,355.00 ) due and payable as follows: \$1,885.00 on July 1, 1973 plus interest; \$1,885.00 on October 1, 1973 plus interest; \$1,885.00 on January 1, 1974 plus interest; \$692.50 on April 1, 1974 plus interest and \$692.50 each subsequent quarter plus interest on the declining balance until paid in full with the full right to anticipate any and all payments without penalty after January 1, 1974 with interest thereon from date at the rate of 7 1/2 per centum per annum, to be paid: quarterly

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, in Fairview Township, and having recording to plat entitled: "Property of Eugene Leon Dunn", prepared by C. O. Riddle, dated October, 1965; the following metes and bounds, to-wit:

BEGINNING at a point in the center of Fairview Road, which point is located N. 43-40 W. 46.2 feet from an iron pin on or near the eastern edge of said Road and running thence with property now or formerly of L. R. Peden Estate S. 43-40 E. 2020.2 feet to an iron pin; thence with line of property now or formerly of Fowler S. 5-00 E. 486.4 feet to an iron pin; thence with property now or formerly of Wood N. 69-01 W. 990 feet to a stone; thence with the property now or formerly of Watson N. 68-35 W. 983.1 feet to a point in center of Fairview Road passing over an iron pin 33 feet back on line; thence with the center line of Fairview Road N. 18-05 E. 1297.5 feet to the beginning corner.

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.