

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUL 17 4 05 PM '82
DORR
PETERSLEY

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, David Marshall Friddle

(hereinafter referred to as Mortgagor) is well and truly indebted unto Paul Hunt and Katherine A. 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 Thirty Nine Thousand and No/100-----

-----Dollars (\$ 39,000.00) due and payable

AS STATED IN NOTE OF EVEN DATE.

with interest thereon from _____ at the rate of _____ per centum per annum, to be paid:

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee'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, the Mortgagee's heirs, 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, being known and designated as Lots Nos. 23 and 24 Grove Park, Block C, on revised plat of said Grove Park, recorded in Plat Book J at Pages 68 and 69, and described together according to a more recent plat prepared by Carolina Surveying Company dated August 27, 1980 and recorded in Plat Book 8-E at Page 84 in the RMC Office for Greenville County, South Carolina, and having, according to said later plat, metes and bounds as shown thereon.

This being the same property acquired by the mortgagor by deed of Linda H. Padgett, formerly Linda Hunt Sims, of even date to be recorded herewith.

If the Borrower sells or transfers all or part of the property or any rights in the property without the prior written consent of the Lender, the Lender may require immediate payment in full of the Note, foreclose the Mortgage, and seek any other remedy allowed by law.

This right does not apply to the following transactions:

- (1) The creation of an inferior lien unless such is a subterfuge and not intended as an inferior lien but intended to be a means of conveying the property.
- (2) A transfer of rights in household appliances;
- (3) A transfer to surviving owners or by operation of law.
- (4) Leasing the property for a term of three (3) years or less as long as the lease does not include an option to buy.

It is specifically provided that conveyance by Bond for Title or Contract of Sale is a violation of this Mortgage and the Lender shall be entitled to the remedy provided hereunder.

In the event any installment shall become more than thirty (30) days past due the Lender may declare the entire balance due and foreclose on said Mortgage.

Mortgagee's Mailing Address: 4347 Emerson Avenue, South
St. Petersburg, Florida 33711

DOCUMENTARY
STAMP
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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 is 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.

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