

FULL
GREENVILLE CO. S. C.
MAY 11 3 47 PM 1987
BOOK 1057 PAGE 298

First Mortgage on Real Estate

MORTGAGE

CLERK OF COURT
GREENVILLE, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: HUGUENIN & DOUGLAS, INC.

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of -----
Forty Thousand and No/100----- DOLLARS
(\$ 40,000.00----), with interest thereon at the rate of **six and one-half** per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is **twenty-one** years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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 the City of Greenville, situate on the eastern side of Rockingham Road shown as Lot 21 on plat of Barksdale recorded in Plat Book QQ at pages 118 and 119, and having the following metes and bounds according to said plat:

Beginning at an iron pin on the eastern side of Rockingham Road, joint front corner of Lots 21 and 22; thence with line of Lot 22, S. 68-58 E. 278.7 feet to an iron pin; thence N. 16-52 E. 117.2 feet to an iron pin at rear corner of Lot 20; thence with line of Lot 20, N. 62-18 W. 269 feet to an iron pin on Rockingham Road; thence with the eastern side of Rockingham Road, S. 20-08 W. 150 feet to the point of beginning.

Being the same conveyed to the mortgagor by two separate deeds to be recorded herewith.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 77 PAGE 99

SATISFIED AND CANCELLED OF RECORD
18th DAY OF MAY 1982
Donnie S. Janney
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10³⁰ O'CLOCK A. M. NO. 35617

The Extension Committee See to the Book 1057 Page 267