

STATE OF SOUTH CAROLINA

MAY 16 11 36 AM 1968

BOOK 1092 PAGE 449

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

OLLIE M. WORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Walter S. Griffin and Paul T. Henson

(hereinafter referred to as Mortgagor) is well and truly indebted unto John T. Douglas and Sallie Clark Huguenin

(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 Thousand and No/100 (\$30,000.00)

Dollars ~~XXXXXXXXXXXX~~ due and payable

August 1, 1970

with interest thereon from date at the rate of 6 1/2% per centum per annum, to be paid: \$10,000.00 on August 1, 1969 and \$20,000.00 on August 1, 1970

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 piece, parcel or tract of land on the north side of U.S. Highway I-85, just west of the Laurens Road, on the southeast side of Douglas Road, near the City of Greenville, in Greenville County, South Carolina, containing 3.53 acres, according to survey by Dalton and Neves, Engineers, dated December, 1959, and having, according to said survey, the following metes and bounds:~~

ALL that piece, parcel or tract of land on the north side of U.S. Highway I-85, just west of the Laurens Road, on the southeast side of Douglas Road, near the City of Greenville, in Greenville County, South Carolina, containing 3.53 acres, according to survey by Dalton and Neves, Engineers, dated December, 1959, and having, according to said survey, the following metes and bounds:

BEGINNING at an iron pin on the north side of U. S. Highway I-85 at corner of property now or formerly of Ward B. Hines, and running thence along the north edge of the right-of-way of said highway, the following courses and distances: N. 53-30 E. 213.9 feet to a point; N. 57-20 E. 211.8 feet to a point; N. 61-30 E. 212 feet to a point; N. 65-41 E. 213.8 feet to a point; N. 69-39 E. 206.2 feet to a point; and N. 71-46 E. 373.4 feet to an iron pin on the north side of said Highway; thence leaving said Highway and running N. 33-56 E. 45 feet to an iron pin; thence N. 22-17 W. 114.8 feet to an iron pin on the southeast edge of the right-of-way of Douglas Road; thence following the right-of-way of Douglas Road the following courses and distances: S. 17-13 W. 36 feet to a point; S. 74-56 W. 265.9 feet to a point; S. 66-06 W. 216.5 feet to a point; S. 60-50 W. 337.6 feet to a point; S. 52-50 W. 225 feet to a point; S. 37-10 E. 7 feet to a point; S. 47-08 W. 22.7 feet to a point; and S. 52-20 W. 245 feet to a point on the southeast edge of the right-of-way of Douglas Road, at corner of property now or formerly of Ward B. Hines; thence along said Hines property line S. 36-07 W. 154.4 feet to the beginning corner.

ALSO all of Grantors' interests in and to that 2 inch water line extending from Laurens Road along Douglas Road to and along the front of the within property.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, 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.

Paid in full 7/10/70
John T. Douglas
Sallie Clark Huguenin
Witness Forest Richardson
Willie Mae Watson

SATISFIED AND CANCELLED OF RECORD
23 DAY OF July 1970
Ollie M. Worth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 8:57 O'CLOCK P. M. NO. 1404