

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

JUL 17 3 21 PM '70
OLIVE FARNSWORTH
R. H. C.

BOOK 1161 PAGE 05

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, W, Frank Walters,

(hereinafter referred to as Mortgagor) is well and truly indebted unto
T. F. Huguenin, Jr. and Thomas B. 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 Six Thousand, Four Hundred Twenty and No/100-----
-----Dollars (\$6,420.00) ~~due and payable~~

Due and payable on September 1, 1970

maturity (7%)
with interest thereon from ~~date~~ at the rate of seven/ per centum per annum, ~~to-wit:~~

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 grant-
ed, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and as-
signs:

"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, being known and
designated as Lot 5 of a subdivision known as Quail Hill Estates as shown on plat thereof
recorded in the R. M. C. Office for Greenville County in Plat Book TTT at Page 201 and
having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Quail Hill Drive, joint front corner
of Lots 5 and 6 and running thence along the joint line of said lots, S. 43-47 W. 250 feet to
an iron pin on the line of property now or formerly of McKissick; thence along the line of
that lot, N. 46-13 W. 150 feet to an iron pin at the rear corner of Lot 4; thence along the
line of that lot, N. 43-47 E. 250 feet to an iron pin on the southwestern side of Quail Hill
Drive; thence along the southwestern side of Quail Hill Drive, S. 46-13 E. 150 feet to the
beginning corner.

It is understood and agreed that this mortgage is junior in lien to that certain mortgage
executed in favor of First Federal Savings and Loan Association in the sum of \$ 40,000.00
dated July 17 , 1970, to be recorded herewith.

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

Satisfied and paid in full November 25, 1970.
Thomas B. Huguenin
T. F. Huguenin Jr.
Witness Joseph H. Earle Jr.

SATISFIED AND CANCELLED OF RECORD
5 DAY OF Jan. 1971
Ollie Farnsworth
R. M. C. FOR RECORD GREENVILLE COUNTY, S. C.
AT 10:31 O'CLOCK A. M. NO. 15423