

HORTON, DRAWDY, DILLARD, MARCHBANKS, CHAPMAN & BROWN, P. A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

MAR 23 10 45 AM '72

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH  
R. H. C.

WHEREAS, T. F. HUGUENIN, JR.

(hereinafter referred to as Mortgagor) is well and truly indebted unto FIRST PIEDMONT BANK AND TRUST COMPANY

(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 FIFTEEN THOUSAND and no/100-----  
-----Dollars (\$ 15,000.00 ) due and payable

six (6) months from date,

with interest thereon from date at the rate of 8 per centum per annum, to be paid: at maturity

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 lot of land, together with buildings and improvements thereon or hereafter constructed thereon, situate, lying and being on the Southeastern side of Quail Hill Drive in Greenville County, Butler Township, South Carolina, being shown and designated as Lot No. 11 of QUAIL HILL ESTATES, as shown on a Plat of the Property of Thomas B. Huguenin and T. F. Huguenin, Jr. prepared by Campbell & Clarkson, Surveyors, Inc., dated April 24, 1969, recorded in the RMC Office for Greenville County, South Carolina in Plat Book TTT, Page 201, and having according to said Plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern side of Quail Hill Drive, and running thence S. 34-08 E., 469.1 feet to a point; thence running in a North-easterly direction 344.3 feet to a point; thence N. 27-19 W., 226.7 feet to a point; thence running N. 60-53 W., 248.6 feet to a point on the Southeastern side of Quail Hill Drive; thence running with Quail Hill Drive, S. 45-20 W., 122.7 feet to a point; thence continuing with said Drive, S. 59-49 W., 137.3 feet to the point and place of beginning.

Together with all and singular rights, members, hereditaments, 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.