

FILED
GREENVILLE CO. S. C.
AUG 22 10 20 AM '72
ELIZABETH RIDDLE
MORTGAGEE

BOOK 1245 PAGE 543

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: T. F. HUGUENIN, JR. and

GAYE G. HUGUENIN

(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 **Fifty-nine Thousand Nine Hundred Fifty and No/100-----** DOLLARS

(\$ 59,950.00 . . .), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is **thirty (30)** 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, on the eastern side of Parkins Mill Road, being shown as Lot No. 10 on a plat entitled Plat No. 2 of the Estate of Tully P. Babb, recorded in Plat Book MM, at page 37, of the RMC Office for Greenville County, South Carolina, and described as follows:

BEGINNING at a n iron pin on the eastern side of Parkins Mill Road, 169.4 feet south from a 50 foot street, at the corner of Lot No. 11, and running thence with the eastern side of Parkins Mill Road, S. 19-03 E. 138.9 feet and S. 0-09 E. 68.8 feet to an iron pin at the corner of Lot No. 9; thence with the line of said lot N. 89-34 E. 250 feet to an iron pin; thence N. 15-08 E. 135 feet to an iron pin at the corner of Lot No. 11; thence with the line of said lot, N. 74-07 W. 250 feet to the beginning corner.

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.