S)

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

 $\frac{SREENVILLE 00.8.6.}{17.7}$ MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, T. F. Huguenin, Jr. and Gaye G. Huguenin

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Piedmont Bank and Trust Company

dated April 14, 1970, (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note interest the terms of which are incorporated herein by reference, in the **** original principal sum of Fifteen Thousand (\$15,000.00) Dollars, with a present balance of Four Thousand One Hundred Five and 57/100 (\$4,105.57) Dollars due and payable, together with Threfest, in accordance with the terms of the hereinabove mentioned promissory note.

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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.60) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, 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, 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 R.M.C. Office for Greenville County, South Carolina, and described as follows:

BEGINNING at an 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.

This Mortgage is junior in lien to that certain mortgage from T. F. Huguenin, Jr. and Gaye G. Huguenin to Fidelity Federal Savings and Loan Association, dated August 18, 1972, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Book 1245 at page 543, in the original principal sum of \$59,950.00.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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.