

MORTGAGEE ADDRESS: P. O. Box 10068, Greenville, S. C. 29603

BOOK 1395 PAGE 918

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF

APR 23 11 02 AM '77
CONNIE S. TALLEY, SHERIFF
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Redmond-Huguenin Enterprises, a Limited Partnership
(hereinafter referred to as Mortgagor) is well and truly indebted unto NCNB Mortgage South, Inc.

(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 Four Thousand Four Hundred Ninety Four and 43/100-----

Dollars (\$ 4,494.43) due and payable

at the time the mortgaged property is sold or six months, whichever is sooner. In addition to the above amount, the Mortgagee shall be paid 40% of the net proceeds of the sale of this property, net proceeds being determined by subtracting the first mortgage balance from the sales price; no commission shall be subtracted in computing net proceeds

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

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 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, on the southeastern side of Buckhorn Drive, being known and designated as Lot No. 12 of Parkside Acres Subdivision as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book WWW, at page 42, and having the following metes and bounds:

BEGINNING at an iron pin on the Southeastern side of Buckhorn Drive, joint front corner of Lots Nos. 11 and 12 and running thence S. 56-55 E. 200 feet to an iron pin; thence with rear line of Lot No. 12, S. 33-05 W. 150 feet to an iron pin; running thence N. 56-55 W. 200 feet to an iron pin on the Southeastern side of Buckhorn Drive; thence with said Drive, N. 33-05 E. 150 feet to the point of beginning.

This being the same property conveyed unto the Mortgagor herein by deed from Richard T. Evington and Betty J. Evington of even date to be recorded herewith.

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.

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