JUL 9 9 43 AH '70

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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

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

R.H.C. MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WALTER S. GRIFFIN

(hereinafter referred to as Mortgagor) is well and truly indebted unto

SALLIE CLARK HUGUENIN

(hereinalter 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 Fourteen Thousand Nine Hundred Forty-three and 82/100-----Dollars (\$ 14,943.82.) due and payable

PARTY STATES OF STATES AND ANALYSIS ANALYSIS AND ANALYSIS ANALYSIS AND ANALYSIS ANA CHANKY in accordance with the XMXXXXX note, which this Mortgage secures.

with interest thereon from date at the rate of 8%

per centum per annum; to be paid: quarterly

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 my right, title and undivided one-half interest in and to all that piece, parcel or tract of land lying on the North side of U.S. Highway I-85 just West of the Laurens Road on the Southeast side of Douglas Road near the City of Greenville, Greenville County, South Carolina, containing 3.53 acres, according to a survey of the property of T. Frank Huguenin & John T. Douglas made by Dalton & Neves, Engineers, dated December, 1959, and having according to said survey the following metes and bounds, to wit:

BEGINNING at an iron pin on the North side of U.S. Highway I-85 at corner of property now or formerly of Ward B. Hines and running thence along the North edge of the right of way of said Highway, the following courses and distances: N.53-30 E., 213.0 feet to a point; N.57-20 E., 211.8 feet to a point; N.61-30 E., 212 feet to a point; N.65-41 E., 213.8 feet to a point; N.69-39 E., 206.2 feet to a point; and N.71-46 E.,373.4 feet to an iron pin on the North side of said Highway; thence leaving said Highway and running N.33-56 E., 45 feet to an iron pin; thence N.22-17 W., 114.8 feet to an iron pin on the Southeast edge of the right of way of Douglas Road; thence following the right of way of Douglas Road the following courses and distances: S.17-13 W., 36 feet to a point; S.74-56 W., 265.9 feet to a point; S.66-06 W., 216.5 feet to a point; S.60-50 W., 337.6 feet to a point; S.52-50 W., 225 feet to a point; S.37-10 E., 7 feet to a point; S.47-08 W., 22.7 feet to a point; and S.52-20 W., 245 feet to a point on the Southeast edge of the right of way of Douglas Road at corner of property now or formerly of Ward B. Hines; thence along said Hines property line, S.36-07 W., 154.4 feet to the beginning corner, together with a one-half interest in and to that certain 2-inch water line extending from Laurens Road along Douglas Road to and along the front of the above described property.

The above described property is the same conveyed to the Mortgagor herein by Deed of John T. Douglas, et al, recorded in the R.M.C. Office for Greenville County, S.C. in Deed Book 844, Page 215, and by Deed of Garrett Henson Real Estate Co., Inc. of even date herewith to be recorded.

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

> SATISFIED AND CANCELLED OF RECORD R. M. C. FOR GREENVILLE COUNTY, S. C. AT 12'36 O'CLOCK ___

FOR SATISFACTION TO THIS MORTGAGE SEE SATIREFACTION BOOK __PAGE_298