

JUN 14 5 05 PM 1968

BOOK 1095 PAGE 252

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Child & Thomason, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Ben F. Tipton and Lucille H. Tipton

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Huguenin & Douglas, 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 -----

----- Twenty-Three Thousand and No/100 DOLLARS (\$ 23,000.00),
with interest thereon from date at the rate of 6½ per centum per annum, said principal and interest to be repaid:

Payable on or before December 30, 1968

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, in the City of Greenville, situate on the eastern side of Rockingham Road, shown as Lot No. 21 on plat of 'Barksdale', recorded in Plat Book QQ at Pages 118 and 119, and having according to said plat the following metes and bounds, to wit:

"BEGINNING at an iron pin on the eastern side of Rockingham Road, joint front corner of Lots 21 and 22; thence with line of Lot 22, S. 68-58 E. 273.7 feet to an iron pin; thence N. 16-52 E. 117.2 feet to an iron pin at the rear corner of Lot 20; thence with line of Lot 20, N. 62-18 W. 269 feet to an iron pin on Rockingham Road; thence with the eastern side of Rockingham Road, S. 20-08 W. 150 feet to the point of beginning."

Being the same property conveyed to the mortgagors by the mortgagee by deed to be recorded herewith.

It is understood that this mortgage is junior to one held by Fidelity Federal Savings & Loan Association, recorded in Mortgage Book 1057 at Page 298 in the RMC Office for Greenville County.

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.

*Paid in full Jan. 6, 1969.
Huguenin & Douglas
By John J. Douglas
Witness Virginia Loringgood*

SATISFIED AND CANCELLED OF RECORD
3 DAY OF Aug 19 70
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 1:51 O'CLOCK P. M. NO. 2647