HORTON, DRAWDY, MARCHBANKS, ASHMORE, CHAPMAN & BROWN, P.A. 307 PETTIGRUST., GREENVILLE S.C. 29603

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE ± 1337 MLE 789

AFFIDAVIT

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

WILLIAM G. REDMOND and KATHLEEN T. REDMOND

(1) (1) (2004) (1) (2005) (2005)

thereinafter referred to as Mortgagor) is well and truly indebted unto

SALLIE C. HUGUENIN and agreement

to be paid as provided in said note and agreement

Ok KYXX MANSA PROVIDE THE SUM OF NOTE AND AND ASSESSED OF THE SUM OF T

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 scaling 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 piece, parcel or tract of land, located, lying and being in the County of Greenville, State of South Carolina, containing 3.49 acres, more or less, as shown on plat entitled "Property of W. G. Redmond and Kathleen T. Redmond", dated December 20, 1974, prepared by James R. Freeland, R.L.S., and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 5J at page 6, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point at the joint corner of property herein described and property belonging now or formerly to F. E. Friddle, and running thence N. 15-23 E. 167.06 feet to a point; thence N. 60-37 E. 107.2 feet to a point; thence heading due east 165.0 feet to a point; thence N. 2-02 E. 272.5 feet to a point; thence N. 36-41 E. 222.45 feet to a point on or near Chateau Drive; thence S. 54-03 E. 50.0 feet; thence S. 29-35 W. 225.54 feet to a point; thence S. 52-53 E. 211.05 feet to a point; thence S. 45-14 W. 311.49 feet to a point; thence S. 45-04 W. 173.37 feet to a point; thence N. 74-56 W. 255.6 feet to a point, the point and place of beginning.

ALSO, all the right, title and interest of the Mortgagors in and to all easements and rights of way for the purpose of ingress and egress (shown as a 15-foot driveway on a plat of the property of Frank E. Friddle, recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 762, at pages 499 and 500), as well as the right of taking water from that certain well shown on said plat, all of which is more fully set forth in an Agreement between Frank E. Friddle, Maxie A. Green, et al, recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 762 at page 403, reference to which is hereby craved.

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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows.

- (1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgager by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All same so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.
- (2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgageal premiums and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.

328 RV.2