GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

BEC 22 3 07 PH '75 MORTGAGE OF REAL ESTATE

DONNIE S. TANNERSLEY

R.H.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

REDMOND HUGUENIN ENTERPRISES, a Limited Partnership

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

ALLEN J. INGLESBY, Individually and as Trustee

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated berein by reference, in the KHNEK Original sum of SIX HUNDRED TWENTY-TWO THOUSAND FIVE HUNDRED FIFTY and 00/100------- Dollars (\$ 622,550.00 due and payable with interest thereon due and payable and at the rate as provided in said note, which note is secured by Real Estate Mortgage recorded in the RMC Office for Greenville County, S. C. in Real Estate Mortgage Book 1284, at Page 205.

"是这些是我的,我们就是我们的,我们就是我们的,我们就是我们的,我们就是我们的,我们就是我们的,我们就是我们的,我们就是我们的,我们就是我们的,我们就是我们的,

WHEREAS, the Mortgagor may bereafter 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 piece, parcel or tract of land, lying and being in Greenville County, South Carolina, containing 4.5 acres, more or less, according to plat thereof prepared by Heaner Engineering Company and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point, said point being on the right of way of Pelham Road at the joint corner of this tract and property now or formerly of Carriage House Apartments; and running thence with Pelham Road South 58-05 E. 122.82 feet to a point; thence with property now or formerly of William G. Redmond (Redmond Huguenin Enterprises) S. 1300 W. 465.10 feet to a point; thence S. 81-50 E. 135.83 feet; thence S. 30-46 W. 326.04 feet to a point; thence S. 3-20 W. 86.71 feet; thence N. 82-51 W. 220 feet to a point; thence S. 5-09 W. 220 feet; thence S. 5-09 W. 50 feet; thence N. 84-51 W. 104.78 feet to a point in the line of Carriage House Apartments; thence N. 0-18 E. 443.10 feet; thence S. 78-00 E. 220 feet to a point; thence N. 13-00 E. 754 feet to the point and place of BEGINNING.

This is the same property released by the Mortgagee herein from the mortgage recorded in the REM Book 1284, at Page 205 by Release recorded in REM Book 1319, at Page 593. This mortgage is being given in consideration of the Mortgagee releasing other property covered by mortgage recorded in REM Book 1284, at Page 205, and is intended to secure the original note given to the mortgagee herein, dated July 11,1973

Together with all and singular rights, members, berditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, traues, 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 berein. 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.

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 Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums 50 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 bereafter 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 mortgaged premises 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.

S)