MORTGAGE OF REAL ESTATE-Offices of Leather bld, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C. ORE FIVILLE GO. S. O.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

NOV 17 4 18 PH 'MORTGAGE OF REAL ESTATE

OLLIE FARNS 179 AFH WHOM THESE PRESENTS MAY CONCERN.
R. H. C.

WHEREAS, We, Harvey G. Sanders, Jr. and Barbara L. Sanders

fluoreinafter referred to as Morigagor) is well and truly indebted unto Thomas B. Huguenin and T. F. Huguenin, Jr.

(hereinafter referred to as Mortgages) 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 Nine Thousand and No/100

Dollars (\$ 9, 000, 00) due and payable

in equal annual successive installments of \$3,000,00 each, the first installment due October 1, 1970 and on the first day of October of each year thereafter until paid in full, with the privilege of anticipating all or a portion of the unpaid principal balance, without penalty, at any time after January 1, 1970,
with interest thereon from date at the rate of 7% per centum per annum, to be paid: annually.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgager 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 Mortgager, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgager 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 Dollans (33.09) to the Mortgager 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, hargained, 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 lot of land lying in the State of South Carolina, Greenville County, Butler Township, City of Greenville, on Quail Hill Drive, being shown and designated as Lot No. 17 on a plat of Quail Hill Estates, prepared by Campbell and Clarkson Surveyors, Inc., dated June 25, 1969, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book TTT, at Page 201, and having, according to said plat, the following courses and distances, to-wit:

BEGINNING at an iron pin on Quail Hill Drive at the joint front corner of Lot Nos. 17 and 18 and running thence N. 48-36 E. 250 feet to an iron pin at the joint rear corner of Lot Nos. 17 and 18; thence S. 41-24 E. 220 feet to an iron pin; thence along the joint lines of Lot Nos. 17 and 18, S. 63-58 W. 267 feet to an iron pin on Quail Hill Drive at the joint front corner of Lot Nos. 17 and 16; thence along Quail Hill Drive, N. 30-03 W. 38.1 feet to a concrete marker; thence continuing along Quail Hill Drive, N. 41-24 W. 111.9 feet to an iron pin on Quail Hill Drive, the point of beginning.

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 land therefron, 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 extate.

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 ensumber 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 nersons whomosover lawfully claiming the sum or any part thereof.