TENVILLEICO, S. C.

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BOOK 1173 PAGE 269

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

OLLIE FARMSWORTH

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, CHARLES A. HUNEYCUTT

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

VAL K. ARTRESS

in equal monthly installments, with interest thereon from date at the rate of eight (8%) percent per annum to be paid monthly.

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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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, its successors and asserted.

"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 Greenville Township, on the Southern side of East Washington Street, in the City of Greenville, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the corner of David Kohn's lot, and running thence S. 27-13 E. 219.5 feet to a stake on C & W Railroad right of way; thence with said right of way N. 49-43 E. 60 feet to a stake; thence in a line parallel with Kohn's line to a stake on Washington Street; thence S. 69-15 W. 60 feet along Washington Street to the BEGINNING corner.

This mortgage is junior in lien to that certain mortgage assumed by the Mortgagor herein to Fidelity Federal Savings and Loan Association dated November 19, 1970, in the principal sum of Twenty-Nine Thousand (\$29,000.00) Dollars, and recorded in the R.M.C. Office for Greenville County in Mortgage Book at page

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 thereform, 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.