

Mortgagee's Address: Greenville, S. C. 29603

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE TO ALL WHOM THESE PRESENTS MAY CONCERN:

OCT 30 3 09 PM '78
S. TANKERSLEY

WHEREAS, REDMOND HUGUENIN ENTERPRISES, a Limited Partnership (hereinafter referred to as Mortgagor) is well and truly indebted unto NCNB MORTGAGE SOUTH, INC. as the successor by change of name of C. Douglas Wilson & Co. (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note(s) dated on or about February 22, 1974 as supplemented from time to time thereafter as appears in the records of the R.M.C. Office for Greenville County, S. C. in Mortgage Book 1302, Page 427, Mortgage Book 1317, Page 481, and Mortgage Book 1350, Page 494; and

WHEREAS, the Mortgagee has requested and the Mortgagor has agreed to add the real property hereinafter described as additional security in agreed amount of Forty-Eight Thousand and No/100ths-----(\$48,000.00) Dollars for said note(s) as supplemented, the terms and provisions of which are incorporated herein by reference; and

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 unit situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit No. 129 of Inglewood Horizontal Property Regime as is more fully described in Master Deed dated October 1, 1974, and recorded in the R.M.C. Office for Greenville County in Deed Book 1008 at Page 69 and survey and plot plan recorded in Plat Book 5-F at Page 79, being the same property conveyed to the Mortgagor herein by deed of J. Peace & Associates, Limited as Trustee, dated October 27, 1978 and recorded herewith in the R.M.C. Office for Greenville County.

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 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 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 and 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.

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