MORTGAGE OF REAL ESTATE DIRECT OF TEATHER WAS

STATE OF SOUTH CAROLINA | STATE OF SOUTH CAR

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE FARRSWORTH

TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, We, James H. Watson and Ann R. Watson

(hereinafter referred to as Mortgagor) is well and truly indebted unto Thomas B. Huguenin and T. F. Huguenin, Jr.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgager's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Nine Thousand Five Hundred and No/100

in full one year from date, 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 aunum, to be paid: annually.

WHEREAS, (the Mortgagor may hereafter become indebted to the said Mortgagor 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 Mutgagor, 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 Mortgagor at any time for advances made to or for his account by the Mortgagor, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly path by the Mortgagor at and before the sealing and delivery of these presents, the receipt whereof is hereby exhowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagor, 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. 29 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, 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. 29 and 30, and running thence with the joint line of Lot Nos. 29 and 30, N. 39-47 W. 282.4 feet to an iron pin at the joint rear corner of Lot Nos. 29 and 30, and running thence N. 65-47 E. 150 feet to an iron pin at the joint rear corner of Lots Nos. 29 and 28, and running thence with the joint line of Lots 29 and 28 S. 40-31 E. 267.1 feet to a concrete marker on Quail Hill Drive at the joint front corner of Lots Nos. 29 and 28, and running thence with Quail Hill Drive S. 59-47 W. 150 feet to the point of beginning.

Together with all and singular rights, members, hereditaments, and apputtenances 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 manuar; it being the intention of the parties herein 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 Murigagee, its heirs, successor and assigns, forever,

The Mottgagor covenants that it is lawfully seized of the premises hereinabove described by fee simple absolute, that it has good tight 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 pusyfied beerin. The Mottgagor further covenants to warrant and forever defend all and singular the said premises unto the Mottgagor further covenants to warrant and forever defend all and singular the said premises unto the Mottgagor and all persons whomovever lawfully claiming the some or any of the theory.