

FILED
GREENVILLE CO. S. C.

BOOK 1178 PAGE 571

HORTON, DRAWDY, DILLARD, MARCHBANKS, CHAPMAN & BROWN, P. A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA

JAN 21 1 30 PM '71

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Thomas B. Huguenin and T. F. Huguenin, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto The South Carolina National Bank of Charleston

(hereinafter referred to as Mortgagee) 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 Ninety Six Thousand Two Hundred and No/100-----
-----Dollars (\$96,200.00) due and payable

according to terms of note of even date herewith.

with interest thereon from date at the rate of (7%) per centum per annum, to be paid:

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: The South Carolina National Bank of Charleston, Its Successors and Assigns, forever:

All those certain lots of land lying and being situate in the State of South Carolina, County of Greenville and being shown and designated on plat entitled "Quail Hill Estates" recorded in the R.M.C. Office for Greenville County in Plat Book III at Page 201 said lots covered herein are:

Lots Nos. 19, 15, 27, 24, 18, 23, 31, 28, 20, 34, 4, 2, 3, & 21, said lots being in Quail Hill Estates.

Together with all and singular rights, members, hereditaments, 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 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 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.

*For release lot 19 Quail Hill Est. all R.M.C. Book 1217 page 555.
For release lot 34 Quail Hill Est. all R.M.C. Book 1210 page 156.
For release lot 23 Quail Hill Est. all R.M.C. Book 1206 page 573.
The release lot 21 Quail Hill Est. all R.M.C. Book 1200 page 39.*