

HORTON, DRAWDY, DILLARD, GREENVILLE, S. C. BROWN, P. A., 357 PATTISON STREET, GREENVILLE, S. C. 29602

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
FEB 11 9 40 AM '71

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH AND ALL WHOM THESE PRESENTS MAY CONCERN,
R. M. C.

WHEREAS, James Harold Hufflin

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

(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 One hundred ninety nine and 80/100

Dollars (\$ 199.80) due and payable

in accordance with terms of note of even date.

with interest thereon from date at the rate of 8% per centum per annum, to be paid: weekly

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 piece, parcel or lot of land with improvements thereon, situate lying and being in the County of Greenville, State of South Carolina, and being known as 102 David Street, being more particularly described in deed recorded in the R.M.C. Office for said County and State in Deed Book 796, page 371.

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.

(Continued on Next Page)