

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

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGED REAL ESTATE
GREENVILLE, CO. S. C.
TO ALL WHOM THESE PRESENTS MAY CONCERN:

FEB 22 9 59 AM '71

OLLIE FARNSWORTH
R.M.C.

WHEREAS, Thomas B. Huguenin

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

(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

Thirty Thousand and No/100 (\$30,000.00) ----- Dollars (\$ 30,000.00) due and payable as follows:

The sum of Two Thousand Dollars (\$2,000.00) on the principal one year from the date hereof, and the sum of Two Thousand Dollars (\$2,000.00) each year thereafter on the principal, until paid in full, in addition to interest at the rate of 7% per annum on the deferred principal balance due to be paid annually on the same date as principal with interest thereon from date at the rate of _____ 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: Harold Lee Powell, his heirs and Assigns, Forever:

ALL that piece, parcel or lot of land containing 5 1/2 Acres more or less, situate lying and being on the Southeastern side of Quail Hill Drive, in Greenville County, Butler Township, South Carolina, being shown and designated as Lot No. 9 of Quail Hill Estates, as shown on a Plat prepared by Campbell and Clarkson Surveyors, Inc., dated April 24, 1969, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book TTT, page 201, reference to said plat being herewith craved for a more detailed description of said property.

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 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.