

GREENVILLE, S. C.

STATE OF SOUTH CAROLINA Nov 15 2 21 PM '72

COUNTY OF GREENVILLE BELIZABETH RIDDLE

MORTGAGE OF REAL ESTATE

BOOK 1257 PAGE 215

R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS HENRY EDWARD HUGGINS

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE SOUTHERN BANK & TRUST COMPANY

(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 Seven Thousand Two Hundred Thirty-Eight and 40/100-----
-----Dollars (\$ 7,238.40) due and payable

\$120.64 per month commencing December 15, 1972, and \$120.64 on the
15th day of each and every month thereafter until paid in full.

with interest thereon from date at the rate of _____ per centum per annum, to be paid monthly

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 lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, on the northwestern side of Chick Springs Road and being known and designated as Lot No. 28 and a strip to the rear thereof on Plat of Property of Lucy L. Hindman recorded in the RMC Office for Greenville County in Plat Book "W" at Page 177, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Chick Springs Road at the joint front corner of Lots Nos. 27 and 28, and running thence along said road, N. 35-25 E. 85 feet to an iron pin; thence along the line of Lot No. 29, N. 69-33 W. 125.5 feet to the center of a creek; thence along the center of the creek as the line S. 51-25 W. 101.9 feet to a point in the center of said creek; thence along the line of Lot No. 27, S. 72-41 E. 155.9 feet to the point of beginning.

This mortgage is junior and subordinate to a mortgage in favor of C. Douglas Wilson & Co. in the amount of \$15,200.00 with said mortgage being recorded in the RMC Office in Mortgage Book 928, Page 379, as of July 17, 1963.

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.