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BOOK 1084 PAGE 347

MORTGAGE OF REAL ESTATE—Offices of W. W. WILKINS, Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

CLLIE R. WORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: JOSEPH DAN LYNN

WHEREAS, JOSEPH DAN LYNN

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. W. WILKINS

(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

EIGHTEEN THOUSAND - - Dollars (\$18,000.00) due and payable six months from date

with interest thereon from date at the rate of 7 per centum per annum, payable semi-annually when due to bear interest at same rate as principal ~~of record~~; all interest not 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 Mortgagee 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, W. W. Wilkins,

All that lot of land in the state of South Carolina, county of Greenville, on the southern side of Covington Road, near the City of Greenville, being shown and designated as Lot 77 on plat of Section II of Northwood Hills, recorded in Plat Book QQ at page 156, and described as follows:

Beginning at an iron pin on the southern side of Covington Road, joint front corner of Lots 77 and 78, and running thence with line of Lot 78 S. 7-49 W. 130.1 feet to pin; thence S. 72-18 E. 40 feet to pin; thence S. 18-03 W. 53.1 feet to pin; thence S. 79-34 E. 87.7 feet to pin at the rear corner of Lot 76; thence with line of lot 76, N. 11-52 E. 186.9 feet to pin on Covington Road; thence with the southern side of Covington Road N. 79-21 W. 130 feet to the point of beginning.

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, his or its heirs, successors and assigns, forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he 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.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.