

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH R.M.C. MORTGAGE OF REAL ESTATE

WHEREAS, We, Mercer Brissey and Marion A. Miller

(hereinafter referred to as Mortgagor) is well and truly indebted unto Peoples National Bank

(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

Twenty Thousand - - - - - Dollars (\$ 20,000.00 ) due and payable \$242.66 per month beginning November 2, 1970 and \$242.66 on the 2nd day of each month thereafter until the entire principal sum and accrued interest is paid in full, said installments to be applied first to the payment of interest and balance to principal.

with interest thereon from date at the rate of 8% per centum per annum, payable monthly, all interest not paid when due to bear interest at the same rate as principal.

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 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 parcel of land, with the buildings and improvements thereon, situate in the city of Greenville, County of Greenville, State of South Carolina and described as follows:

Beginning at a stake on the west side of River Street, corner of Lot now or formerly of W. A. Hamby, said stake being located 235.6 feet south of Utility Street, measured along the west side of River Street; thence with property now or formerly of W. A. Hamby, North 62 degrees 45 minutes West 280.8 feet to the East line of Cox Street; thence with the east line of Cox Street, North 28 degrees 15 minutes East 101.2 feet to an iron, corner of property now or formerly of United Ice Company; thence with property now or formerly of United Ice Company, South 62 degrees 33 minutes East 278 feet to a cross in concrete sidewalk on West side of River Street; thence with the west line of River Street, South 26 degrees 44 minutes West 100 feet to the point and place of beginning; this property being that shown on a map prepared by Pickell & Pickell, Engineers, Greenville, South Carolina, dated June 15, 1946, and having the title "Property of The Atlantic Refining Company, located in the City of Greenville, Greenville County, South Carolina."

EXCEPTING THEREFROM AND THEREOUT a strip of land across the northerly portion of said premises taken by the South Carolina State Highway Department for the improvement of Cox Street, now known as Academy Loop.

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.

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.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.