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Mann, Foster & Richardson, Attorneys at Law, Greenville, S.C.

DONNIE S. TANKERSLEY

R.M.C.

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

568

WHEREAS, James R. Mann and Virginia B. Mann

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. B. Lacher

(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 -----

Fourteen Thousand Two Hundred and No/100----- Dollars (\$ 14,200.00) due and payable on January 28, 1975, with no anticipation being permitted,

with interest thereon from date at the rate of Six (6%) per centum per annum, to be paid annually

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 those pieces, parcels or lots of land in Greenville Township, Greenville County, South Carolina, situate, lying and being in the City of Greenville on the northern side of West Mountain View Avenue and being known and designated as Lots Nos. 16 and 17 in Section A of Buist Circle as shown on plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book "C", at page 10 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northern side of West Mountain View Avenue at the joint front corner of Lots Nos. 17 and 18, said point also being 350 feet in a westerly direction from the northwest corner of the intersection of Townes Street Extension and West Mountain View Avenue and running thence with the line of Lot No. 18 N. 9-45 E. 245 feet to a point on the southern side of an alley known as Orange Street; thence along the southern side of said alley N. 72-30 W. 200 feet to an iron pin at the joint rear corner of Lots Nos. 15 and 16; thence along the line of Lot No. 15 S. 9-45 W. 273 feet to an iron pin on the northern side of West Mountain View Avenue at the joint front corner of Lots Nos. 15 and 16; thence along the northern side of West Mountain View Avenue S. 80-15 E. 200 feet to the beginning corner.

This mortgage is junior in lien to a certain note and mortgage by the mortgagors herein to Fidelity Federal Savings and Loan Association, Greenville, South Carolina, the balance now due thereon now being \$23,341.25 and this mortgage is being given as additional collateral to that certain note and mortgage by John F. Day to the mortgagee herein dated January 28, 1972, and recorded in the R.M.C. Office for Greenville County in Mortgage Book 1220, at page 547.

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 Mortgagee 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 all payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums thereon 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 or not

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