

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

GREENVILLE COUNTY  
MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, Weldon Lloyd Horton

(hereinafter referred to as Mortgagor) is well and truly indebted unto (Union F. Ins. Co.)

(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 Eight Thousand and 00/100

----- Dollars (\$ 8,000.00) due and payable  
\$10.00 on the 7th day of September, and on the 7th day of each month thereafter through August 7, 1970, and then the amount of \$20.00 on the 7th day of each month thereafter, with payment being applied first to interest and balance to principal; balance due five (5) years after date with the privilege to anticipate payment of part or all at any time after one (1) year, and interest thereon from date at the rate of nine (9) 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 Mortgagee in hand well and truly paid by the Mortgagee at and before the making 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 Mullis Township, on the northeastern side of Licker Road and being more fully described in plat of Property of Weldon Lloyd Horton dated May 22, 1971 prepared by G. E. Webb, PLS, and recorded in the FMC Office for Greenville County, S. C. in Plat Book 44 at page 33 and having, according to said plat, the following rates and bounds, to-wit:

BEGINNING in the center of Licker Road and running thence along a line of Holliday land, S. 87° 21' W. 550.1 feet to an iron pipe thence N. 74° 56' E. 759.5 feet to an iron pipe thence along a line of Martin property, S. 10° 04' W. 470.7 feet to the center of Licker Road; thence along the center of Licker Road, S. 85° 21' W. 217.2 feet to a nail and cap; thence continuing along the center of said road, S. 77° 10' W. 266.1 feet to the beginning corner.

The above described is the same property conveyed to the Mortgagor herein by Elaine S. Holliday by deed dated June 21, 1971 and recorded in the FMC Office in Deed Book 217 at page 230.



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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 whatsoever 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 no companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto insurable 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 policies insuring the mortgaged premises as it 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 by check or cash.

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