

HORTON, DRAWDY, MARCHBANKS, ASHMORE, CHAPMAN & BROWN, P.A. 307 PETTIGRU ST., GREENVILLE S.C. 29603

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

Southern Bank & Trust Company
 East North Street
 Greenville, South Carolina

GREENVILLE CO. S.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Olin S. Elliott, Jr., Jane E. Walker and Marianna E. Oppenheimer -----

(hereinafter referred to as Mortgagor) is well and truly indebted unto 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 One Hundred Ten Thousand and No/100 -----

Dollars (\$110,000.00) due and payable

in 120 equal monthly installments of \$1,423.38 with the first such payment being due and payable on March 1, 1977.

with interest thereon from date at the rate of 9.50 per centum per annum, to be ~~paid~~ billed monthly from date of first draw.

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, with improvements thereon, situate, lying and being on the western side of the Greenville-Piedmont Highway (also known as U. S. Highway 29) in the County of Greenville, State of South Carolina, being shown and designated as a portion of Lot 26 and all of Lot 27 and 28 on a plat of the property of E. A. Smythe and others, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book D at Page 171 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of the Greenville-Piedmont Highway at the joint front corner of Lots 28 and 29 and running thence along the line of Lot 29, N. 66-31 W., 381.8 feet to an iron pin on the eastern edge of the right of way of the C & G Railroad, at the joint rear corner of Lots 28 and 29; thence along the east edge of said right of way, S. 34-00 W., 245 feet to a point on the east side of said right of way at the joint rear corner of Lots 27 and 28; thence along said right of way, S. 30-23 W., 240 feet to an iron pin on the edge of said right of way, at the joint rear corner of Lots 26 and 27; thence along said right of way, S. 23-14 W., 218 feet to an iron pin at the joint rear corner of Lots 25 and 26 on the eastern edge of said right of way; thence along the joint line of said lots 25 and 26, S. 80-17 E., 333 feet to ** an iron pin; thence S. 78-13 E., 200 feet to an iron pin on the western side of the Greenville-Piedmont Highway, in the front line of Lot 26; thence along said highway, N. 13-27 E., 87.5 feet to an iron pin, the joint front corner of Lots 26 and 27; thence still along said highway, N. 18-34 E., 200 feet to an iron pin, the joint front corner of Lots 27 and 28; thence still along said highway N. 18-56 E., 200 feet to an iron pin, the point of beginning.

**an iron pin in the joint line of said lots; thence N. 13-27 W., 96.5 feet to

This is the same property conveyed to the Mortgagors herein by deed of Doris H. Elliott recorded in the R.M.C. Office for Greenville County on August 5, 1973 in Deed Book 981 at Page 25.

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.

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