

to a point; thence N. 17-09 E. 182.7 feet to a point; thence N. 18-17 E. 216.3 feet to a point; thence N. 21-41 E. 196.7 feet to a point; thence N. 25-48 E. 220 feet to a point in or near the center of a branch; thence leaving said Highways right-of-way and running with the branch as the centerline the traverse of which is S. 14-36 W. 656.2 feet to an iron pin at a poplar tree; thence S. 27-47 E. 1,238 feet to a point in the centerline of Hillhouse Creek; thence with the center of Hillhouse Creek as the line, the traverse lines of which are as follows: S. 51-34 W. 109.9 feet to a point; thence S. 78-49 W. 99.9 feet to a point; thence S. 69-21 W. 200 feet to a point; thence N. 78-25 W. 177.1 feet to a point; thence S. 82-31 W. 75 feet to a point; thence S. 52-08 W. 190.7 feet to the point of beginning; and being a portion of the property conveyed to J. C. Roe by deed of F. M. Edwards, dated January 10, 1902, recorded January 16, 1902 in Deed Book III, page 482.

All of the above described tracts are conveyed subject to existing easements and rights-of-way, including, without limitation, highway and road rights-of-way, railroad rights-of-way, sewer line rights-of-way and Greenville Water Works rights-of-way.

The above described properties are the same properties conveyed to the Mortgagor herein by deed of Boyce Thornton Roe and James Allen Roe, dated June 16, 1978, to be recorded.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 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 and said premises unto the Mortgagee, his heirs, 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.

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