

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } GREENVILLE 001310 MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
JAN 13 2 14 PM '68

WHEREAS, ROBERT RANDALL MACE and VIRGINIA KAYE MACE-----

hereinafter referred to as Mortgagee) is well and truly indebted unto JULIA MAE MACE-----

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Thirty Thousand Two Hundred Thirty-Eight and 82/100-----

Dollars (\$ 30,238.82---) due and payable

in 240 equal monthly payments of principal and interest in the amount of \$243.60, the first such payment being due and payable one month from the date hereof, and each successive month thereafter until paid in full,

with interest thereon from date at the rate of 7 1/2 per centum per annum, to be paid monthly.

WHEREAS the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee 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, located, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot 9, Block J, Section 5 as shown on plat thereof entitled "East Highlands Estates", recorded in the Greenville County R.M.C. Office in Plat Book K at Pages 78, 79 and 80, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Carolina Avenue at the joint corner of lots 8 and 9 and running thence N. 89-36 E., 176.6 feet to an iron pin on the western side of a five-foot strip reserved for utilities; thence S. 00-21 E., 100 feet to a point; thence N. 76-39 W., 194.7 feet to a point; thence with Carolina Avenue N. 12-30 E., 55 feet to the point and place of beginning.

ALSO: All that certain piece, parcel or lot of land, located, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot 9, Block J, Section 5 as shown on plat thereof entitled "East Highlands Estates", recorded in the Greenville County R.M.C. Office in Plat Book K at Pages 78, 79 and 80, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Carolina Avenue at the joint front corner of lots 7 and 8 and running thence N. 89-36 E., 176 feet to an iron pin on the western side of a five-foot strip reserved for utilities; thence S. 00-21 E., 70 feet to a point; thence S. 89-36 W., 176.6 feet to a point on the eastern side of Carolina Avenue; thence N. 00-55 E., 70 feet to the point and place of beginning.

This is the same property conveyed to the Mortgagee herein by deed of Julia Mae Mace recorded in the Greenville County R.M.C. Office on the 19 day of January, in Deed Book 1695 at Page 120.

with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incidental 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 Mortgagee 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee 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 Mortgagee 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 be 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 against fire and other hazards specified by Mortgagee, in an amount not less than the mortgage debt, in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereon 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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