

MORTGAGEES: EVERETTE B. MAUNEY and
DEAN B. MAUNEY
2712 Wade Hampton Blvd.
Greenville, S.C. 29607

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

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.
APR 27 2 54 PM '79
MORTGAGE OF REAL ESTATE
JENNIE S. TANKERSLEY
R. J. TANKERSLEY
TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, I, Patricia F. Smallman

(hereinafter referred to as Mortgagor) is well and truly indebted unto Everette B. Mauney and Dean B. Mauney

(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 -----

Twenty One Thousand Eight Hundred Twenty and No/100----- Dollars (\$21,820.00) due and payable

as stated therein. Maturity date May 1, 1999,

with interest thereon from date at the rate of 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 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, State of South Carolina, in Ward One of the City of Greenville, and described as follows:

1. Lot fronting fifty-one (51) feet on West Street, now Hampton Avenue, and extending to the rear about 114 feet to a fence on the line of two lots belonging to King and Irvine (now or formerly), and on the East bounded by Lot of D. B. Traxler (now or formerly), and on the West by Lot of John King (now or formerly), containing 5,900 feet, more or less, being the same property conveyed to B. R. Willeford by John C. Gresham by deed dated January 16, 1920, recorded in Deed Book 48, Page 211.
2. Lot beginning on Hampton Avenue, on line and corner between the lot known as the Tacker place and lot of John C. Gresham (now or formerly), thence along said line to Pine Street; thence along Pine Street 8 feet, more or less; thence by line parallel with said side or division line and 8 feet from same to cross fence on lot of B. R. Willeford (now or formerly), being 97 feet from Hampton Avenue; thence by line 97 feet, more or less, to point on Hampton Avenue; 4 feet from beginning corner; thence along said Hampton Avenue, 4 feet to the beginning corner; being the same conveyed to B. R. Willeford by John C. Gresham by deed dated January 16, 1920, recorded in Deed Book 63, page 221.

This conveyance is made subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way, if any, affecting the above-described property.

This is the same property conveyed to the Mortgagor herein by Everette B. Mauney by deed recorded in the RMC Office for Greenville County, South Carolina, simultaneously herewith.

Together with all and singular rights, members, herditaments, 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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