

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.
JUL 16 2 19 PM '79
DONNIE S. TAYLOR
MORTGAGE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN.

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WHEREAS, Jack D. Gresham and Mattie B. Gresham

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN FINANCIAL SERVICES, INC.
P. O. Box 10242, Federal Station, Greenville, S. C. 29603

(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

Five Thousand Eight Hundred Forty-six and 86/100-- Dollars \$ 5846.86 } due and payable

In Sixty (60) consecutive monthly installments of One Hundred Thirty-six and 03/100 (\$136.03) dollars, beginning On August 9, 1979, and on the same day of each month thereafter until paid in full,

with interest thereon from July 9, 1979 at the rate of 14.00 per centum per annum, to be paid.

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 above 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 that lot or tract of land lying in the State of South Carolina, County of Greenville, Log Shoals Road, and shown as 1.94 acres on a plat of property of Amilee P. Tucker, which plat is recorded in the RMC Office for Greenville County in Plat Book GGG, at Page 585, reference to said plat being hereby craved for a more particular description, and being the same property conveyed to the mortgagors herein by deed of James H. and Margaret L. Tucker recorded October 8, 1968 in Deed Book 853 at Page 498.

Also, all that piece, parcel or tract of land in Gantt Township, Greenville County, State of South Carolina, containing 5.46 acres according to plat of Property of Jack D. and Mattie Gresham made by Robert Jordan on June 5, 1969, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at corner of property now owned by Mortgagors and William E. Fowler and running thence along line of Gresham property, N. 80-22 E., 316.3 feet to a cut in rock; running thence along line of property of Tucker, S. 40-06 E., 511.3 feet to an iron pin; running thence along line of property of Claude Fowler, S. 78-22 W., 707.3 feet to an iron pin; running thence along line of property of Riddle, N. 40-13 W., 155.5 feet to an old Axle; running thence along line of property of William E. Fowler, N. 42-28 E., 324.4 feet to an iron pin; running thence N. 28-59 W., 141.8 feet to an iron pin; the beginning corner. This being the same property conveyed to the mortgagors herein by deed of Amilee P. Tucker recorded on June 13, 1969 in Deed Book 870 at Page 7.

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 or lawfully may hereafter be had thereon, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner, it being the intent 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 the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that in a warranty deed of the premises hereinafore described in fee simple, which deed 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 defend the title to and quiet the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or a part thereof.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee not 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 payable by the Mortgagor hereon. 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 principal amount of the mortgage. A sum so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand on 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 the 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 payable 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.

(3) That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction loan, that it will continue construction until complete, except as to any interruption, and in its discretion, the Mortgagee may, at its option, enter upon said premises, make whatever repairs necessary, including the completion of any construction in whole or in part, and charge the expenses for such repairs on the completion of such construction to the mortgage debt.

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