DONNIE S. TANKERSLEY WHEREAS, P. Walker Garrison and Joan G. Garrison ----

Specialization referred to as Mortgagor) is well and truly indebted unto ITT Diversified Credit Corp. -------

Collateral Agreement

(bereinafter referred to as Mortgagee) as evidenced by the Mortgagor's phicothersymote of even date herewith, the terms of which are incorporated herein by reference, in the sum of Collateral Agreement to secure indebtedness not to exceed Ninety Thousand and No/100 (\$90,000.00) ----- Dollars ----- due and payable

As provided in said agreement.

STATE OF SOUTH CABOLINAS REFERENCE. S. C.

COUNTY OF GREENVILLE

ЖИХЖИЛИКЪЖ ЖИМК ИОЈУ КИЈУ

WHEREAS, the Mortgagor may bereafter 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 that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville and being shown as Tract 1A on a survey for Donald G. Kern made by Wolfe & Huskey, Inc., dated June 8, 1976 and recorded in the RMC Office for Greenville County in Plat Book 5-T at Page 57 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old concrete marker on the northeastern side of Gibbes Shoal Road and running thence N. 49-29 E., 804 feet to an old concrete marker; thence S. 81-10 E., 535.5 feet to an iron pin; thence S. 08-15 E., 639.3 feet to an iron pin; thence N. 73-08 W., 672.3 feet to an iron pin; thence S. 01-43 E., 201 feet to an iron pin; thence S. 72-50 W., 465.2 feet to an iron pin; thence N. 24-01 W., 366.4 feet to the point of beginning.

This mortgage is junior in priority to those mortgages given to First Federal Savings and Loan Association dated July 7, 1972, recorded July 7, 1972 in the R.M.C. Office for Greenville County in Mortgage Book 1240 at Page 164; mortgage to First Federal Savings and Loan Association dated March 2, 1973, recorded March 2, 1973 in the R.M.C. Office for Greenville County in Mortgage Book 1268 at Page 680; mortgage to Myrl Greene dated July 7, 1972, recorded in the R.M.C. Office in Mortgage Book 1240 at Page 283.

This is the identical property conveyed to the Mortgagors herein by deed of Shirley S. Kern recorded in the R.M.C.Office for Greenville County in Deed Book 1040 at Page 924 on the 9th day of August, 1976.

Together with all and singular rights, members, herdstaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rests, 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 coverants that it is lawfully seized of the premises bereinshove 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 berein. The Mortgagor further coverants to warrant and forever defend all and singular the said premises unto the Mortgagor forever, from and against the Mortgagor and all persons whomsoever lewfully 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 bereafter, 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 Mortgager 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

12) That it will keep the improvements now existing or bereafter 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 received therefor 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 premiers 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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