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further sum of Three Dollars (\$3.00) to the Mortgagee(s) 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, the undersigned Mortgagee(s) have granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, His successors and assigns:

ALL those pieces, parcels or lots of land situate, lying and being on the western side of McDaniel Avenue in the City and County of Greenville, State of South Carolina, known and designated as Lot Nos. 30 of a Subdivision known as property of W. C. McDaniel as shown on plat recorded in the R.M.C. Office for Greenville County in Plat Book F, page 186, and a portion of Lot No. 10, property of T. Q. Donaldson, shown on plat recorded in the R.M.C. Office for Greenville County in Plat Book I at page 26, also shown as Lot No. 10A of property of Miriam W. Pickell as shown on plat recorded in the R.M.C. Office for Greenville County in Plat Book X page 198, and having according to said later plat the metes and bounds hereinbelow set out, to-wit:

Lot No. 30:

BEGINNING at an iron pin on the Western side of McDaniel Avenue with the joint front corner of Lot No. 30 and the Donaldson property and; running thence with the Western side of McDaniel Avenue S. 9-35 W. 100.5 feet to an iron pin at the corner of Lots Nos. 29 & 30 and; running thence N. 89-0 W. 225.4 feet to an iron pin; running thence N. 5-08 E. 209.66 feet to an iron pin on the Donaldson line; running thence with that line S. 63-02 E. 251 feet to an iron pin point of beginning.

This being the identical property conveyed to the Mortgagors herein by deed of Hazael G. Taylor, John Stuart Taylor, Jr. and Jane Taylor Arrington dated August 1, 1975 and recorded in the R.M.C. Office for Greenville County in Deed Book 1022, at page 195 and 196 on August 4, 1975.

Portion of Lot 10, T. Q. Donaldson property and Lot 10A, property of Miriam W. Pickell:

BEGINNING at an iron pin on the Western side of McDaniel Avenue at the joint corner of this property and other property of Taylor and; running thence N. 63-19 W. 79 feet to an iron pin in the line of Lot No. 10; running thence with Lot No. 10 S. 81-00 E. 75.2 feet to an iron pin on the Western side of McDaniel Avenue; running thence with the Western side of said Avenue S. 9-0 W. 24 feet to an iron pin point of beginning.

This being the identical property conveyed to the Mortgagors herein by deed of Hazael G. Taylor, John Stuart Taylor, Jr. and Jane Taylor Arrington dated August 1, 1975 and recorded in the R.M.C. Office for Greenville County in Deed Book 1022, at Page 195 and 196 on August 4, 1975.

Together with all and singular rights, members, hereditaments, 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 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 whatsoever 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 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 favor 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 mortgage 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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