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BOOK 1497 PAGE 365

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
APR 10 1980 AM 10:00
DONNA W. WATERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Mike Rosenfeld

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company, P. O. Box 1329, Greenville, S. C. 29602

(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

* * * Sixty Thousand and no/100ths - - - - - Dollars (\$60,000.00) due and payable

in monthly installments of \$2,139.17 beginning April 7, 1980, with payments being applied first to interest, balance to principal; balance in full due on or before three (3) years after date,

with interest thereon from date at the rate of 17 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 that piece, parcel or tract of land in Greenville County, State of South Carolina, on the southeastern side of Furman Hall Road, containing 16.47 acres, more or less, and being a portion of a 46.60 acre tract shown on plat of Property of Roy C. McCall, Gilbert B. McCall and Jo Ann M. Cobb prepared by C. O. Riddle, R.L.S. dated June, 1967, and recorded in the R.M.C. Office for Greenville County in Plat Book "000", Page 181, from which 46.60 acre tract was conveyed 30.13 acres as shown by deed recorded in Deed Book 886, Page 520, which said 30.13 acres is shown on plat of City Heights prepared by Webb Mapping Co. on October 16, 1969. TOGETHER with a right-of-way easement for use as a roadway or for street purposes, being a 50-foot wide strip shown on the above plats and running along the northwestern boundary of said tract.

The above described property is the same conveyed to me by Virginia B. Mann by deed dated February 29, 1980, and recorded on March 4, 1980, in the R.M.C. Office for Greenville County in Deed Book 1121, Page 569.

ALSO: ALL that piece, parcel or tract of land in Gantt Township, Greenville County, State of South Carolina, at Moonville, containing 5.06 acres, and being described as follows: BEGINNING at an iron pin on the western side of U. S. Hwy. No. 25 at the corner of property now or formerly of Pace, and running thence N. 80-08 W. 41.1 feet to an iron pin; thence N.79-50 W. 151.8 feet to an iron pin; thence S. 1-24 W. 298.9 feet to an iron pin on the Piedmont-Moonville Road (S.C.#316); thence along the center of said road as the line N. 82-00 W. 359.5 feet to the corner of property now or formerly of McCall; thence along McCall's line N. 3-30 E. 688.214 feet to an iron pin; thence S. 86-30 E. 250.0 feet to an iron pin; thence S 3-30 W. 285.314 feet to an iron pin; thence S. 82-00 E. 15.0 feet to an iron pin; thence S. 3-30 W. 75.0 feet to an iron pin; thence S. 82-00 E. 80.9 feet to an iron pin; thence S. 79-57 E. 194.2 feet to an iron pin on U.S.Hwy. No. 25; thence along Hwy.25, S.2-51 W. 50.0 ft. to beg. This is same property conveyed to me by Moonville Properties by deed recorded on March 30, 1979, in the R. M. C. Office for Greenville County in Deed Book 1099, Page 561.

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 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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