

MORTGAGE - INDIVIDUAL FORM -

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

10. S. C.
PH '81
RSLEY

1545 PAGE 730

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, David H. Geisler and Alice M. Geisler

(hereinafter referred to as Mortgagor) is well and truly indebted unto Dupont Fibers Employees Credit Union, Inc.

(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 Five Thousand and No/100----- Dollars (\$ 65,000.00) due and payable
Reference is hereby made to promissory note of even date, the terms of which
are incorporated herein by reference.
with interest thereon from date at the rate of 13% per centum per annum, to be paid: June 30, 1991

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:

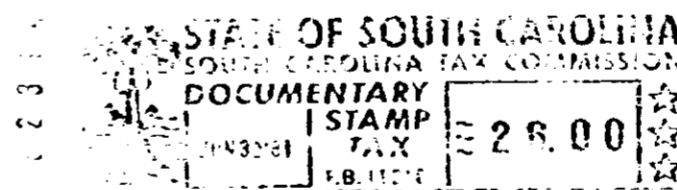
All that certain piece, parcel or tract of land, situate, lying and being near the Town of Fountain Inn, in the County of Greenville, State of South Carolina and shown as Tract No. 16 on a plat of Shellstone Park dated August, 1967, said plat being recorded in the RMC Office for Greenville County in Plat Book PPP at Page 177 and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of the within tract and Tract No. 17 and running thence N. 31-46 E. 880 feet to an iron pin; thence S. 58-14 E., 304 feet to an iron pin; running thence S. 24-43 W., 911.9 feet to an iron pin; thence N. 58-14 W., 49.3 feet to an iron pin on Lafayette Avenue; running thence with the radius of a cul de sac N. 5-44 W., 60.9 feet and N. 80-44 W., 60.9 feet to an iron pin; running thence along Lafayette Avenue, N. 58-14 W., 273.4 feet to an iron pin, the point and place of beginning.

This being the same property conveyed to the mortgagor by deed of Patricia A. Jackson of even date to be recorded herewith.

This mortgage cannot be assumed with out consent of the mortgagee.

Address of mortgagee: 5403 Jefferson Davis Hwy. Richmond Virginia 23234



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.

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