

ADDRESS: PO Box 323
Waddell Rest, SC
BOOK 1568 PAGE 7929690

FILED
GR... CO. S. C.
MORTGAGE - INDIVIDUAL FORM - MITCHELL & ARIAL, GREENVILLE, S.C.
STATE OF SOUTH CAROLINA APR 16 3 52 PM '82
COUNTY OF GREENVILLE JOHN W. BERSLEY MORTGAGE OF REAL ESTATE
S.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Charles S. Waddell and Beverly R. Waddell

(hereinafter referred to as Mortgagor) is well and truly indebted unto Grover C. Brown and Mildred W. Brown

(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

Twenty Thousand Five Hundred and no/100----- Dollars (\$ 20,500.00) due and payable as provided in the terms of the promissory note of even date, said terms are incorporated herein by reference.

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 lot of land with all buildings and improvements thereon, situate, lying and being on the eastern side of Tub Mountain Road in Greenville County, South Carolina being known and designated as Lot No. 3 as shown on a plat entitled A SUBDIVISION FOR RAY E. McALISTER made by Pickell & Pickell Engineers, dated October 16, 1948, revised February 24, 1949 and January 21, 1952, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book EE at Page 92 and having according to said plat the following metes and bounds, to-wit:

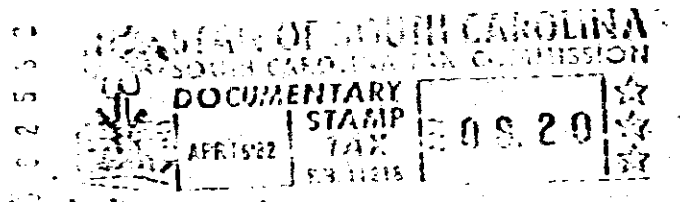
BEGINNING at a stake on the eastern side of Tub Mountain Road at the joint front corner of lots nos. 2 and 3 and running thence along the common line of said lots, S. 86-30 E. 175 feet to a stake; thence N. 00-30 E. 100 feet to a stake at the joint rear corner of lots nos. 3 and 4; thence with the common line of said lots, N. 86-30 W. 175 feet to a stake on the eastern side of Tub Mountain Road; thence with the eastern side of Tub Mountain Road, S. 00-30 W. 100 feet to the beginning corner.

ALSO: ALL that piece, parcel or lot of land situate, lying and being off the eastern side of Tub Mountain Road in Greenville County, South Carolina being known and designated as a part of lot 92 as shown on a plat entitled A SUBDIVISION FOR RAY E. McALISTER made by Pickell & Pickell Engineers dated October 16, 1948, revised February 24, 1949 and January 21, 1952, recorded in Plat Book EE at Page 92 and containing 0.50 acres, more or less, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northeastern rear corner of lot no. 3, being the joint rear corner of lots 3 and 4 as shown on the Ray E. McAlister Plat, and running S. 0-39 W. 200 feet to an iron pin in the line of lot no. 1; thence S. 86-21 E. 73 feet to an iron pin; thence N. 20-40 E. 188.8 feet to an iron pin; thence N. 10-40 E. 18.3 feet to an iron pin; thence N. 86-21 W. 139 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to Charles S. Waddell and Beverly R. Waddell by deed of Grover C. Brown and Mildred W. Brown to be recorded herewith.

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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.

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