

MORTGAGE - INDIVIDUAL FORM  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
OCT 1 11 27 AM '82  
S. TANKERSLEY  
R.M.C.

GREENVILLE, S. C. BOOK 1582 PAGE 285

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JOHN F. BROSSIER, JR. and SANDRA S. BROSSIER

(hereinafter referred to as Mortgagor) is well and truly indebted unto SPARTAN GRAIN & MILL COMPANY

(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 Thirteen Thousand Eight Hundred Eight and 32/100ths ----- Dollars (\$ 13,808.32)

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, together with all buildings and improvements now or hereafter constructed thereon, situate, lying and being on the eastern side of the Hillside Road (also known as the Lebanon-Neely Ferry Road), in Fairview Township, Greenville County, South Carolina, containing 29.0 acres, more or less, shown on a plat made at the request of WALTER THOMPSON, by J. L. Montgomery, III, R.L.S., dated March 29th, 1974, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5-B, page 92, being bounded on the West by the Hillside Road; on the North by property now or formerly owned by Carrie Woods Tollison; on the East by Martin Creek and property now or formerly owned by Joe K. and Margaret G. Smith; and on the South by property now or formerly owned by John Williams, Jr., et al, reference to which plat is hereby craved for the metes and bounds thereof.

The above property is the same conveyed to the Mortgagors by deed of Walter L. Thompson, et al, recorded on April 19, 1974, in Deed Book 997, page 378, in the RMC Office for Greenville County, S. C.

The within fifth mortgage is junior in lien to mortgages covering the above described property given by the Mortgagors to The Federal Land Bank of Columbia, recorded on April 19, 1974 in Mortgage Book 1307, page 639, in the original sum of \$19,500.00; to United States of America, Acting Through the Farmers Home Administration, recorded on July 8, 1977 in Mortgage Book 1403, page 439, in the original sum of \$14,000.00; to United States of American, Acting Through the Farmers Home Administration, recorded on April 25, 1978 in Mortgage Book 1429, page 934, in the original sum of \$25,000.00; and to United States of America, Acting Through the Farmers Home Administration, recorded on January 31, 1979, in Mortgage Book 1456, page 458, in the original sum of \$10,000.00.

The within mortgage secures an open account given by John F. Brossier to Spartan Grain & Mill Company, having a balance as of October 1, 1982, in the sum of \$13,607.18.

P. O. Box 5687, Spartanburg, S. C. 29304

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
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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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