

Box 5025 Star
Greenville, S.C. 29606

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MORTGAGE - INDIVIDUAL FORM

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BOOK 1591 PAGE 302

STATE OF SOUTH CAROLINA

JOHN TANNERSLEY
R.H.C.

PURCHASE MONEY MORTGAGE
MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Guy W. Strickland

(hereinafter referred to as Mortgagor) is well and truly indebted unto John Kn^d Wherry Jr., Trustee under trust agreement dated May 2, 1977 between Susanne W. Hanes et al, Clyde L. Miller, Jr. & John W. Miller (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 note of even date which terms are incorporated herein by reference with interest thereon from date at the rate of 10% per centum per annum, to be paid: as set forth above

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:

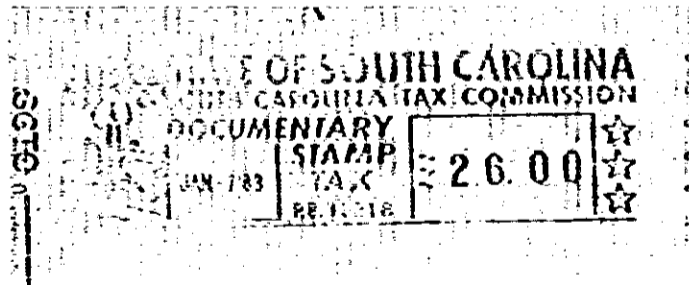
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the foresaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 those pieces, parcels or lots of land situate, lying and being on the north-east side of White Horse Road in the County of Greenville, in Gantt Township, State of South Carolina, being shown and designated as Lots No. 14 and 15 on plat entitled "Property of Jack Wherry and C.L. Miller" dated October 2, 1958, prepared by Pickell & Pickell Engineers, recorded in the RMC Office for Greenville County in Plat Book KK at Page 109, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of White Horse Road at the joint front corner of Lots 13 and 14 and running thence with the line of Lot No. 13 N. 66-20 E. 384.6 feet to an iron pin at the joint rear corner of Lots 13 and 14 and on the southwestern side of Towers Drive; thence with the southwestern side of Towers Drive N. 45-50 W. 108 feet to a point; thence N. 36-42 W. 102.5 feet to an iron pin at the joint rear corner of Lots No. 15 and 16; thence with the line of Lot No. 16 S. 66-20 W. 361.7 feet to an iron pin on the northwestern side of White Horse Road; thence with the Northwestern side of White Horse Road S. 36-21 E. 102.5 feet to a point; thence S. 33-57 E. 101.6 feet to the point of beginning.

THIS being the same property conveyed to the mortgagor by deed of the mortgagees of even date to be recorded herewith.

This loan secured by this mortgage can not be assumed without consent of the mortgagees.



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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