

P.O. No. 128
GREENVILLE S.C. 29602

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S.C.
NOV 1 11 44 AM '44
R.M. CREEKS

BOOK 1633 PAGE 558

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Charles A. Bearden and Linda W. Bearden

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. Dan Stovall and Mary H. Stovall

(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 FORTY THOUSAND AND No/100-----

Dollars (\$40,000.00) due and payable

Reference is hereby made to note of even date which is incorporated herein by reference.

with interest thereon from date at the rate of 11% per centum per annum, to be paid:

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 lot of land with the buildings and improvements thereon, lying and being on the southerly side of Chippendale Court, near the City of Greenville, S.C., being known and designated on Lot No. 69 on plat entitled "Final Plat Revised, Map # 1, Foxcroft, Section 11 as recorded in the RMC Office for Greenville County, S.C. in Plat Book 4-N, at Pages 36 and 37 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Chippendale Court, said pin being the joint front corner of Lots 69 and 70 and running thence with the common line of said lots S. 29-40 E. 230.9 feet to an iron pin, the joint rear corner of Lots 69 and 70; thence S. 23-12 W. 29 feet to an iron pin, the joint rear corner of Lots 69, 71 and 76; thence N. 74-45 W. 202 feet to an iron pin, the joint rear corner of Lots 68 and 69; thence with the common line of said lots N. 9-13 W. 156.2 feet to an iron pin on the southerly side of Chippendale Court; thence with the southerly side of Chippendale Court N. 84-32 E. 50 feet to an iron pin; thence continuing with said Court N. 74-31 W. 50 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagors by deed of C. Dan Stovall and Mary H. Stovall of even date to be recorded herewith.

Note: At the option of the Mortgagee, this Mortgage shall become due and payable forthwith if the Mortgagors shall convey away said mortgaged premises, or if the title shall become vested in any other person in any manner whatsoever, other than by death of the Mortgagors.

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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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