

State of South Carolina

VOL 1666 PAGE 39 MS RE/ECO - 10

COUNTY OF

FILED
GREENVILLE S.C.
Greenville 181
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DUNN
R.M.C.

REAL ESTATE FUTURE ADVANCE MORTGAGE

WHEREAS, the said Patricia H. Tedder

(mortgagor) in and by that certain agreement bearing date the 1 day of June

19 84, stand firmly held and bound unto J.E. Sitrine Co. Emp FCU

P.O. Box 5456 Sta. B Greenville, S.C. 29606

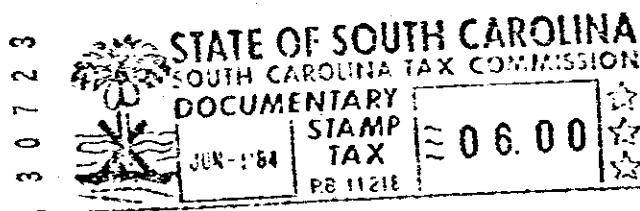
(mortgagee), for such existing indebtedness and all future advances for an amount not exceeding the maximum principal amount of \$ 15,000.00 plus interest thereon, attorney's fees, court costs, and any payments by the mortgagee for insurance, taxes, or repairs pursuant to the terms of that aforesaid open-end credit agreement;

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 according to said open-end agreement has granted, bargained, sold and released and by those presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

All that certain piece, parcel or lot of land, with all improvements thereon, situated, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, on the southern side of Cunningham Road, being known and designated as Lot No. 15 and the eastern onehalf of Lot No. 14 of a subdivision known as Rosewood Park as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book TT at Page 30 and having, according to a revised plat of Lots Nos. 13, 14 and 15 of said subdivision prepared by C.C. Jones, Engineer, September 14, 1961, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Cunningham Road, joint front corner of Lots Nos. 15 and 16 and running thence along the joint line of said lots, S. 61-12 W. 180 feet to an iron pin on the line of Lot No. 18; thence along the line of Lot No. 18, N. 23-45 W. 50 feet to an iron pin, the joint rear corner of Lots Nos. 14 and 15; thence along the joint line of Lots Nos. 14 and 18, N. 54-30 W. 23 feet to an iron pin; thence along a new line through the center of Lot No. 14, N. 34-25 E. 185.0 feet to an iron pin on the southern side of Cunningham Road; thence along the southern side of Cunningham Road, S. 44-20 E. 53 feet to an iron pin, joint front corner of Lots Nos. 14 and 15; thence continuing along the southern side of Cunningham Road, S. 33-33 E. 100 feet to an iron pin, the beginning point.

This is the same property conveyed to the mortgagor by deed of George M. Tedder recorded July 2, 1982 in Deed Book 1169, page 603.



Together with all singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 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 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, subject to change from time to time.

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