

MORTGAGE - INDIVIDUAL FORM

GREENVILLE, S. C. 1684 670

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

Edward R. Flanary, Jr. and Carolyn V. Flanary

(hereinafter referred to as Mortgagor) is well and truly indebted unto Ernest P. Phillips

(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 Ninety Five Thousand and No/100 (\$95,000.00) Dollars (\$95,000.00) due and payable

with interest thereon from date at the rate of 11.58 per centum per annum, to be paid: monthly

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, situate, lying and being at the southeastern corner of the intersection of Buena Vista Street with Batesview Drive, in the City of Greenville, Greenville County, South Carolina, being a portion of Lot No. 18 on a plat of Corrine Bates property, recorded in January, 1949 in the RMC Office for Greenville County, S. C. in Plat Book S, page 183, and having according to a more recent plat of the property of E. P. Phillips, made by Jones Engineering Services, dated September 16, 1982, revised on September 14, 1984, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southeastern corner of the intersection of Buena Vista Street with Batesview Drive and running thence along the eastern side of Batesview Drive, S. 9-43-20 E. 150.63 feet to an iron pin; thence along the line of Lot No. 32, N. 77-33 E. 260.17 feet to an iron pin; thence a new line through Lot No. 18, N. 23-38 W. 148.23 feet to an iron pin on Buena Vista Street; thence with the southern side of Buena Vista Street, S. 78-55-04 W. 224.94 feet to the point of beginning.

The above described property is the same conveyed to the Mortgagors by deed of E. P. Phillips, dated October 3, 1984, to be recorded simultaneously herewith.

If all or any part of the property or an interest therein is sold or transferred by Mortgagors without Mortgagee's prior written consent, excluding (a) the creation of a lien or encumbrance subordinate to this mortgage, (b) the creation of a purchase money security interest for household appliances, (c) a transfer by devise, descent or by operation of law upon the death of a joint tenant or (d) the grant of any leasehold interest of three years or less not containing an option to purchase, Mortgagee may, at Mortgagee's option, declare all the sums secured by this mortgage to be immediately due and payable. Mortgagee shall have waived such option to accelerate if, prior to the sale or transfer, Mortgagee and the person to whom the property is to be sold or transferred reach agreement in writing that the credit of such person is satisfactory to Mortgagee and that the interest payable on the sums secured by this mortgage shall be at such rate as Mortgagee shall request. If Mortgagee has waived the option to accelerate provided in this paragraph, and if Mortgagors' successor in

(SEE ADDENDUM ATTACHED HERETO)

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.