

State of South Carolina

COUNTY OF

GREENVILLE S.C.
Greenville
Oct 12 3 43 PM '84
DONALD S. STANLEY
REC.

CUMS RE/ECO - 10
VOL 1585 PAGE 419
REAL ESTATE FUTURE
ADVANCE MORTGAGE

WHEREAS, the said Daniel M. Couch and Carol G. Couch
(mortgagor) in and by that certain agreement bearing date the 12 day of October
19 84, stand firmly held and bound unto J.E. Sirrine Co. Emp. F.C.U.
P.O. Box 5456 Sta. B
Greenville, S.C.

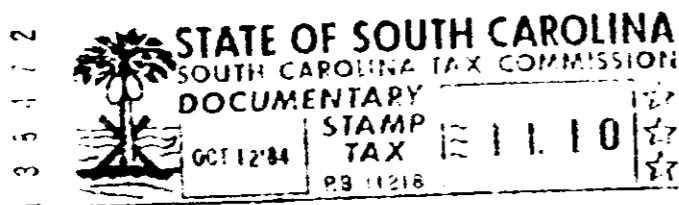
(mortgagee), for such existing indebtedness and all future advances for an amount not exceeding the maximum principal amount of \$ 37,000.00, plus interest thereon, attorney's fees, court costs, and any payments by the mortgagee for insurance, taxes, or repairs pursuant to the terms of that aforesaid 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 piece, parcel or lot of land in Chick Springs Township, Greenville County, State of south Carolina, and more particularly described by the following metes and bounds as surveyed by J.E. Rosamond in January 1950; and as shown by the plat made of said property, to-wit:

BEGINNING at an iron pin on the county road known as the Batson Rd. and running thence S. 49 W. 365.0 feet to an iron pin; thence S. 39-15 E. 100.0 feet along the rear side of this property to an iron pin; thence S. 52-45 E. along the rear side and a distance of 150.0 feet to an iron pin; thence N. 39-15 E. 439.0 feet to an iron pin on the above described county road; thence N. 71-15 W. 185.0 feet along the county road to the beginning corner, containing two acres, more or less.

This is the same property conveyed to the mortgagors by deed of Jane G. Noon recorded of even date.



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.

2001204 1176

0.0001

040

24328 RV 23