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GREENVILLE, CO. S. C.
11:33 A.M.

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DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE - INDIVIDUAL FORM - JOYIN M. DILLARD, P.A., GREENVILLE, S. C.
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
DONNIE S. TANKERSLEY
R.H.C. MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, William G. Redmond

(hereinafter referred to as Mortgagee) is well and truly indebted unto Lorraine A. Groce

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of **Thirteen Thousand Eight Hundred Seventy Five and No/100-----**

in three (3) equal annual installments on the principal in the sum of **Dollars \$13,875.00** due and payable March 20, 1975 and on the 20th day of March of each year thereafter until paid in full up to and including March 20, 1977, plus interest at the rate of seven and one-half (7-1/2%) percent per annum with interest thereon from date of the rate of **7-1/2** per centum per annum, to be paid **annually** on the deferred balance from time to time due which shall be computed and paid annually on the same *

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the

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 household furniture, be considered a part of the real estate.

DO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagee 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagee 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 Mortgagee 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.

This Note paid in full this 4th day of June 1975, and the lien hereby secured is hereby satisfied and canceled. Witness: *[Signature]*

GREENVILLE, CO. S. C.

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