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GREENVILLE CO. S. C.

MORTGAGE - INDIVIDUAL FORM — JOHN M. DILLARD, P.A., GREENVILLE, S. C.

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STATE OF SOUTH CAROLINA } 13 11 30 AM '75

COUNTY OF GREENVILLE } JAMES S. TANKERSLEY R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, H. J. MARTIN and JOE O. CHARPING

(hereinafter referred to as Mortgagor) is well and truly indebted unto HOLLY TREE PLANTATION, A Limited Partnership,

(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 Six Hundred Eleven and 33/100ths---------- Dollars ($ 611.33) plus interest on the sale of Lot 22, Holly Tree Plantation, Phase II, Greenville County, S. C., and delivery of a deed of conveyance, from H. J. Martin and Joe O. Charping to another party or parties, or SOUTHERN NATIONAL BANK, AS TRUSTEE FOR JAMES G. BANNON, this 29th day of July, 1975.

Witnesses:
Nora A. Dill
Brenda C. Th[illegible]

HOLLY TREE PLANTATION, A Limited Partnership

BY: [signature]
James P. McNamara
General Partner

BY: [signature]
Dan E. Bruce
General Partner

By [signature]

Witness: [signature]

NOV 12 1975

RECORDING FEE PAID

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JAMES S. TANKERSLEY
R.M.C.

Together with all and singular rights, members, hereditaments and appurtenances to the same belonging in any wise 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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