STATE OF SOUTH CAROLINA STATE
TO ALL WHOM THESE PRESENTS MAY CONCERN: THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$100,000. WHEREAS, Mr. David R. Earnest
(bereinafter referred to as Mortggor) is well and truly indebted unto FICC Financial Services, Inc.
. its successors and assigns forever (hereinafter referred to as Mortgagee) as evidenced by the
Mortgagor's promissory note of oven date herewith, the terms of which are incorporated herein by reference, in the sum ofFive thousand
seven hundred and sixty and 00/100
in monthly installments of \$ 120,00 , the first installment becoming due and payable on the 10th day of October , 19 75 .
and a like installment becoming die and payable on the same day of each successive month thereafter until the entire indebtedness has been paid, with interest thereon from maturity at the rate of seven per centum per annum, to be paid on demand.
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 and other obligations for which the Mortgagor may be indebted to the Mortgagor at any time for advances made to or for his account by the Mortgagor, the Maximum Outstanding at any given time not to exceed said amount stated above, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagor at and before the scaling and delivery of these presents, thereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagoe, its successors and assigns:
All that certain piece, parel or lot of had, with all improvements thereon, or bereafter constructed thereon, strate, bury and being in the State of South Carolina, County of Greenville to gether with buildings and improvements, situate, lying and being on the Northern side of Carden Drive in Gantt Township, Greenville County South Carolina, being shown and designated as Lot No. 131 on a Plat of Rockvale, Sec. 1 made by J. Mac Richardson, Surveyor, dated October, 1958, and recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book QQ, page 108, reference to which is hereby craved for the mates and bounds thereof.
The above property is the same conveyed to the Grantor herein by deed of Lindsey Builders, Inc. recorded in Daed Book 907, at page 342, and is hereby conveyed subject to rights of way, easements, conditions, public roads and restrictive convenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.
The Grantee agrees to pay Greenville County property taxes for the tax year 1971 and subsequent years.
The Grantor reserves a 12½ foot strip across the rear lot line of the above described property as an easement in perpetuity for the purposes of the installation and maintenance of a sanitary sever line.
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Together with all and signif rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining and of all the regist, issues, and profits which may arise or be had therefrom, and in PAID ANDISATISTIC DATABLE CATHEON or hereafter attached, connected.
fitted thereto in any magnerylt being the intention of the parties hereto that all many finiteres and full private than the usual box constitution, be
TO HAVE AND TO HOLD, all and singular the said premises unto BY Monage Costs by Collection States.
The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good light and it would authorized to sell, convey or encumber the special that the premises are free and clear of all liens and encumbragees except as herein specifically stated therwise as follows:
This is a second mortgage, being subject to that first mortgage held by Cameron-Brown.
The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagoe forever, from and against the Mortgagor and all persons whomsoever havily claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

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