

BOOK 58 PAGE 743
BOOK 1363 PAGE 729

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GREENVILLE CO. S. C. 29603
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAY 31 3 15 PM '76
DONNIE S. TANSER
ALL WHOM THESE PRESENTS MAY CONCERN:
R.H.C.

WHEREAS, WE, CLARENCE E. KING and REE KING

(hereinafter referred to as Mortgagor) is well and truly indebted unto
SOUTHERN BANK AND TRUST COMPANY

(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

SEVEN THOUSAND, TWO HUNDRED THIRTY-TWO & 64/100-- Dollars (\$7,232.64) due and payable 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 lot of land in Gantt Township, Greenville County, State of South Carolina, and described as follows:

BEGINNING at a stone at corner of Public Road and right-of-way of the Southern Railway and running thence along right-of-way of Southern Railway S. 2 W. 424 feet to an iron pin; thus continuing along Southern Railway right-of-way S. 12-10 E. 396 feet to an iron pin; running thence along joint line of property of J. W. Brown and that of Clarence E. King S. 87 1/2 E. 184.8 feet to an iron pin; running thence along the joint line of land conveyed to Clarence E. King and A. B. Chapman's line N: 8 W. 536.5 feet to a Spring; running thence N. 78 1/2 E. 140 feet to an iron pin; running thence along line of Clarence E. King and Mrs. C. C. Goode S. 47-3/4 W. 384.7 feet to a stone, the beginning corner and containing 32 acres, more or less, as shown on plat of property of Clarence E. King made by W. F. Adkins, June, 1947.

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GREENVILLE, SOUTH CAROLINA

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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.
- (2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.

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