

FILED
STATE OF SOUTH CAROLINA S.C.
GREENVILLE
COUNTY OF SPARTANBURG

250
5-176

BOOK 64 PAGE 497
BOOK 1359 PAGE 906

MORTGAGE OF REAL ESTATE

CONNIE S. TANKERSLEY

Whereas, Edham E. Kiker & Doris H. Kiker

(Name or names as they appear on the deed instrument)

of the County of Greenville in the State aforesaid, hereinafter called the Mortgagor, is indebted to Homemakers Loan & Consumer Discount Company, a corporation doing business under the laws of the State of South Carolina, hereinafter called Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference in the principal sum of Four Thousand three hundred twenty Dollars (\$ 4,320.00).

Whereas, the Mortgagee, at its option, may hereafter make additional advances to the Mortgagor, or his successor in title, at any time before the cancellation of this mortgage, which additional advance(s) shall be evidenced by the Note(s) or Additional Advance Agreement(s) of the Mortgagor, shall bear such maturity date and other provisions as may be mutually agreeable, which additional advances, plus interest thereon, attorneys' fees and Court costs shall stand secured by this mortgage, the same as the original indebtedness, provided, however, that the total amount of existing indebtedness and future advances outstanding at any one time may not exceed the maximum principal amount of Twenty thousand and $\frac{NO}{100}$ Dollars (\$20,000.00), plus interest thereon, attorneys' fees and Court costs.

Now, Know All Men, the Mortgagor in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of One Dollar (\$1.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, assigned, and released, and by these presents does grant, bargain, sell, assign, and release unto the Mortgagee, its successors and assigns the following described property:

All that piece, parcel or lot of land situate, lying and being on the eastern side of Dickens Lane near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as Lot No. 12 on a plat of the property of Lee E. Thomason dated December, 1963, prepared by C. O. Riddle, recorded in Plat Book GGG at Page 58 in the R. M. C. Office for Greenville County, said lot having such metes and bounds as shown thereon.

The following described household appliances are, and shall be deemed to be, fixtures and a part of the realty and are, along with any furniture or household goods, which may be hereinafter described, a portion of the security for the indebtedness hereinabove mentioned; said household appliances and other chattels are described as follows:



Together with all and singular the improvements thereon and the rights, members, hereditaments and appurtenances to the same belonging or in any wise appertaining; all the rents, issues, and profits thereof (provided, however, that the Mortgagor shall be entitled to collect and retain the said rents, issues, and profits until default hereunder); and including all heating, plumbing, and lighting fixtures and equipment now on CONNIE S. TANKERSLEY in connection with the real estate herein described.

To Have and To Hold, all and singular the said property unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises herein above described in fee simply absolute (or such other estate, if any, as is stated hereinbefore), that he has good, right, and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever except: (If none, so state)

First Federal Savings & Loan Assn.

PAID AND FULLY SATISFIED THIS 1st DAY OF FEBRUARY 1979

HOMEMAKERS CONSUMER LOAN AND DISCOUNT COMPANY A/K/A GECC Financial

VICE PRESIDENT [Signature] NOTARY [Signature] SERVICES

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

The Mortgagor covenants and agrees as follows:

Connie S. Tankersley
RMC

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