

301 Mills Ave.
Greenville, S.C.
Foster & Richardson, Attorneys at Law, Greenville, S. C.

BOOK 69 PAGE 74
VOL 1402 PAGE 38

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

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

APR 4 11 44 AM '79

DONNIE S. TANKERSLEY
R.H.C.

WHEREAS, we, George H. Bennett and Betty Bennett

(hereinafter referred to as Mortgagor) is well and truly indebted unto Realistic Builders, Inc.

(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 Four Thousand Eight Hundred Seventy Two and 77/100

Dollars (\$ 4,872.77) due and payable

meet to a point; thence running S. 19-40 W. 200 feet to the point of beginning.

This is a second mortgage, junior in lien to that certain mortgage of Collateral Investment Company dated April 28, 1970, and recorded in the RMC Office for Greenville County, S.C., in Mortgage Book 1153 at Page 593.

This is the same property conveyed by deed of Mortgagee recorded herewith.

Handwritten notes:
Paul
Nov 7 - 1979
Realistic Builders, Inc.
Donnie S. Tankersley
16756

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GREENVILLE CO. S. C.
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DONNIE S. TANKERSLEY
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX \$01.96
FB. 11218

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 fixed 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 Mortgagee 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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