

MORTGAGEE'S MAILING ADDRESS: 245 ^{GREENVILLE} ~~Rock~~ Street, Greenville, South Carolina 29605
Prepared by ¹⁹⁷ ~~197~~ ² ~~2~~ ⁹ ~~9~~ ²¹ ~~21~~ ^{AA} ~~AA~~ ⁷⁹ ~~79~~ 70 108

STATE OF SOUTH CAROLINA (^{GREENVILLE} ~~GREENVILLE~~)
COUNTY OF GREENVILLE)
DONNIE S. TANKERSLEY
R.H.C.

Mortgage of Real Estate ¹⁴³ ~~143~~ ¹⁴³ ~~143~~ 50

TO ALL WHOM THESE PRESENTS MAY CONCERN
THIS IS A PURCHASE MONEY MORTGAGE

WHEREAS, I, William B. Search '80

hereinafter referred to as Mortgagor) in and with Cecil D. Buchanan
(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are
incorporated herein by reference, in the sum of Twenty-Nine Hundred and No/100 (\$2,900.00) Dollars,
due and payable: on or before April 1, 1980,

with interest thereon from date at the rate of ten (10%) per centum per annum to be paid at maturity.
WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagor for such further sums as may be advanced to
or for the Mortgagee's account for taxes, insurance premiums, public assessments, or for any other purpose.

NOR, KNOW ALL MEN, That the Mortgagee, in consideration of the sum of \$2,900.00 in hand paid to the Mortgagee in full for the payment thereof,
and of any other and further sums for which the Mortgagee may be indebted to the Mortgagee at any time, has advanced to or for
his account by the Mortgagee, and also in consideration of the further sum of \$2,900.00 the Mortgagee in hand well
and truly paid to the Mortgagee at and before the signing and delivery of these presents, the sum of \$2,900.00 as hereby acknowledged,
has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey into the Mortgagee, its successors
and assigns:

All that certain piece, parcel, or lot of land in the County of Greenville, State of
South Carolina, and being in Dunean Mill Village, and being more particularly described
as Lot No. 58, Section 5, as shown on plat entitled "Subdivision for Dunean Mills,
Greenville, S. C.," made by Pickell & Pickell, Engrs., Greenville, S. C., on June 7, 1948,
revised on June 15, 1948 and August 7, 1948, and recorded in the REC Office for Greenville
County in Plat Book "5" at Pages 173-175, inclusive. According to said plat the within
described lot is also known as 418 Sadger Street and fronts thereon 59 feet.

The within is the identical property heretofore conveyed to the mortgagor by deed of Cecil
D. Buchanan, dated 1 October 1979, to be recorded herewith.

APR 3 1980

SIDNEY M. ...

Together with all and singular rights, members, benefits, and appurtenances to the same belonging or 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 Mortgagee covenants that it is lawfully seized of the premises hereinafter 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 encum-
brances 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 Mortgagee and all persons whomsoever claiming the same as any part thereof.

The Mortgagee further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, in the equity of the Mort-
gagee, 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 Mort-
gagee 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 monies thereon 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 thereon when due; and that it does hereby assign to the Mortgagee the proceeds of

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