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BOOK 74 PAGE 875

MORTGAGE OF REAL ESTATE prepared by E. Randolph Stone, Attorney at Law, 124 Broadus Avenue, Greenville, S.C. 29601

STATE OF SOUTH CAROLINA } FILED
COUNTY OF GREENVILLE } GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE BOOK 1524 PAGE 824

WHEREAS, I, James D. Bolton, III

(hereinafter referred to as Mortgagor) is well and truly indebted unto Johnnie W. Murrell and Valoree R. Murrell,

(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 Six Hundred and No/100 Dollars (\$ 4,600.00) due and payable as follows:

\$102.35 on the 13th day of December, 1980 and \$102.35 on the 13th day of Snodis Road, thence along the center of Station Snodis Road, N. 4-48 E., 200 feet to the beginning corner and being the same property conveyed to James D. Bolton, III, from Johnnie W. Murrell and Valoree R. Murrell by a deed dated this date and recorded herewith.

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY
DEEDS AND CONVEYANCES
RECORDS
FILED
JUN 29 1981
1:25 PM '81
JOHN W. MURRELL

GC10 ----- 3 N014 80

In the presence of
E. Randolph Stone

36129
Paid in full and satisfied
this 12th March 1981.
Johnnie W. Murrell
Valoree R. Murrell

Riley L. R. Ry
JUN 29 1981

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 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 Mortgagee and all persons whomsoever lawfully claiming the same or 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, 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.

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