

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
GREENVILLE CO. S. C.
JUL 29 4 08 PM '81
TANKERSLEY
R.H.C.

BOOK 1545 PAGE 350

WHEREAS, Alexander M. and Clayton L. Patrick

BOOK 74 PAGE 1450

(hereinafter referred to as Mortgagor) is well and truly indebted unto John E. Fontaine, as Executor of the Estate of Frances Allen Greene

(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

One Hundred Thousand and No/100 Dollars (\$100,000.00) due and payable

on Ridgeland Avenue to the joint corner of Lots 21 and 22; thence turning and running with joint line of Lot 22, N. 13-22 E. 233.8 feet to an iron pin on the 15 foot alley; thence turning with said alley S. 69-18 E. 97.5 feet to an old iron pin on the corner of the property now or formerly of Burgess; thence along joint line S. 10-41 W. 188.5 feet to an iron pin on Ridgeland Avenue to the point of beginning.

This being the property being conveyed to the Mortgagors herein by deed of John E. Fontaine, as Executor of the Estate of Frances Allen Greene which can be found in the Probate Court of Greenville County in Apt. 1644 in File 19; recorded on July 19, 1981 in Deed Book 1150 at page 967.

Mortgagee's Address: 52 Ridgeland Avenue
Greenville, S.C. 29601

JUL 29 1981 1591

1861 ST. JIM

JUL 29 1981

4.00CI

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GREENVILLE CO. S. C.
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DONNIE S. TANKERSLEY
R.H.C.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
STAMP TAX \$4.00

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 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 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 whatsoever 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 thereon 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.
(3) That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction loan, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgagee may, at its option, enter upon said premises, make whatever repairs are necessary, including the completion of any construction work underway, and charge the expenses for such repairs or the completion of such construction to the mortgage debt.