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Johnson
HORTON, DRAWDY, HALLINS, WARD & JAMES, P.A. 307 PETHIGRU ST., GREENVILLE, S. C. 29603
BOOK 1533 PAGE 169
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
MORTGAGE OF REAL ESTATE BOOK 75 PAGE 89
TO ALL WHOM THESE PRESENTS MAY CONCERN:

FEB 20 2 25 PM '81
DONNIE S. TAMPERSLEY
R.M.C.

Donnie S. Tampersley
R.M.C.

WHEREAS, James H. Morgan and Margaret O. Morgan

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Company

(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 Seventy-five Thousand and 00/100 Dollars (\$ 75,000.00) due and payable

feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Douglas N. Kelly and Janet M. Kelly, dated February 18, 1981, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1143 at Page 67.

The within mortgage is substituted as collateral for Southern Bank & Trust Company Note No. 38763, secured by a second mortgage on property formerly owned by the mortgagors located at 431 Henderson Road, Greenville, S. C.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way in present 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 Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple and absolute, that it has good right therein 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 Mortgagor 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 expenses 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 placed 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.

RECORDED
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DEP. PH '81
S.C.
SOUTH CAROLINA
GREENVILLE
NOTICE
SATISFIED
TRUST COMPANY
DONNIE S. TAMPERSLEY
R.M.C.

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