

OFFICE FILED  
MORTON, DRAVIDY, HAGERS, WARD & JOHNSON, P.A. 307 PETTIGRU ST., GREENVILLE, S.C. 29603

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STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE } 15 AM '81 MORTGAGE OF REAL ESTATE BOOK 77 PAGE 1189

IN WITNESS WHEREOF ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Linda S. Tollison

(hereinafter referred to as Mortgagor) is well and truly indebted unto Jack M. Vanderwood

(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 Eighteen Thousand and No/100-----  
Dollars (\$18,000.00) due and payable

thence with the line of LOT NO. 72, S. 87-24 E. 112 feet to the point of Forest Lane; thence with Forest Lane, S. 87-24 E. 112 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Jack M. Vanderwood dated October 20, 1981, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1157, at Page 113.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all fixtures, issues, and profits which may arise or be had thereon, 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 items specifically furnished, be considered a part of the real estate.

TO HAVE AND TO HOLD all and singular the said premises unto the Mortgagee, his heirs, assigns, and assigns forever.  
The Mortgagee covenants that it is lawfully seized of the premises herein 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 whatsoever 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 Mortgagee by the Mortgagee as 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, as 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 as first 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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