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GREENVILLE CO. S.C.

FOSTER & RICHARDSON

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BOOK 1507 PAGE 788

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

WALTER W. WILKINS
R.M.C.

MORTGAGE OF REAL ESTATE BOOK 77 PAGE 1389

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, James H. Ragsdale and Thelma E. Reavis (Ragsdale)

hereinafter referred to as Mortgagor) is well and truly indebted unto James Cooley and Paul J. Foster, Jr.

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 One Thousand Four Hundred Thirty Six and 35/100 Dollars (\$ 1,436.35) due and payable

on or before July 1, 1981

BEGINNING at a concrete monument on the southern side of Sequoia Drive at the joint front corner of Lots No. 137 and 138 and running thence with the joint line of said lots, S. 19-26 W. 150 feet to an iron pin; thence N. 70-34 W. 70 feet to an iron pin at the joint rear corner of Lots No. 136 and 137; thence with the joint line of said lots, N. 19-26 E. 150 feet to an iron pin on the southern edge of Sequoia Drive; thence with Sequoia Drive, S. 70-34 E. 70 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of James E. Burger dated March 31, 1977, and recorded on April 8, 1977, in Deed Book 1054 at page 362 in the RMC Office for Greenville County.

It is understood that this mortgage shall be second and junior in lien to that certain mortgage held by Family Federal Savings and Loan Association, Greer, South Carolina, recorded on March 17, 1977, in the RMC Office for Greenville County in Mortgage Book 1391 at page 980 and having a current balance of \$15,400.00. PAID AND SATISFIED THIS 2ND DAY OF AUGUST, 1982.

James Cooley

Paul J. Foster, Jr.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 fixed 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 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, rebuys 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, 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.

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REC'D
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S.C. CO. CLERK

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