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BOOK 1529 PAGE 785  
MORTGAGE - INDIVIDUAL FORM -  
STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

FILED  
GREENVILLE CO. S.C.  
JAN 9 3 45 PM '83  
DONNIE J. JANKERSLEY

MORTGAGE OF REAL ESTATE BOOK 79 747  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Ronald E. Phillips and Lorraine E. Phillips

hereinafter referred to as Mortgagee) is well and truly indebted unto Wade M. Byars, Jr. and Syble P. Byars

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

Eight Thousand and No/100----- Dollars (\$ 8,000.00) due and payable

Reference is hereby made to promissory note of even date, the terms of which

This being the same property conveyed to the mortgagors by deed of Wade M. Byars, Jr. and Syble P. Byars of even date to be recorded herewith.

Paid in full and satisfied  
this 22<sup>nd</sup> day of January  
1983.

FEB 2 1983 9<sup>00</sup> AM

FILED  
GREENVILLE CO. S.C.  
FEB 2 12 22 PM '83  
DONNIE J. JANKERSLEY

1600-2082 S.C. 2082-000

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Witness

H.B. McKeeney, Jr.

Wade M. Byars, Jr.  
Syble P. Byars

Donnie J. Jankersley

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident to or appertaining, and 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 thereon 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, reimbursements or credits that may be made hereafter to the Mortgagee 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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