



2502 West Hampton Blvd.
Greenville S.C. 29615

MORTGAGE - INDIVIDUAL FORM
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Vern D. Schenck and Eula E. Anderson

(hereinafter referred to as Mortgagor) is well and truly indebted unto Century Associates and Joy Real Estate Company, Inc.

(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 FOUR THOUSAND, FIVE HUNDRED SIXTY and No/100 Dollars (\$4,560.00) due and payable

Reference is hereby made to promissory note of even date, the terms of which are incorporated herein by reference. point of beginning.

This loan can not be assumed without the consent of the mortgagees.

This being the same property conveyed to the mortgagors by deed of Charles A. Hancock and Rebecca S. Hancock of even date to be recorded herewith.

This mortgage is junior to the lien of that mortgage given by the mortgagors to James E. Hopkins and Teena A. Hopkins of even date in the amount of \$21,000.00 to be recorded herewith. This mortgage is also junior to the lien of that mortgage given by the mortgagors to United Virginia Mortgage Corporation of even date in the amount of \$25,175.00 to be recorded herewith.

Handwritten signatures and notes:
Mortgagee
Schenck
Anderson
Century Associates
Joy Real Estate
8093
SEP 8 11 03 AM
DONNIE S. HANCOCK
R.H.C.
FRANK & FRANK ATTYS.
GREENVILLE, SC
FILED

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident of 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 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 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 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.

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