

GREENVILLE CO. S. C.

BOOK 1508 PAGE 450

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

JUL 23 3 54 PM '80  
DONALD S. JANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

FOR ALL WHOM THESE PRESENTS MAY CONCERN

BOOK 83 PAGE 84

WHEREAS, James Douglas Sprague

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

(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 Nine Thousand Seven Hundred Ninety Six and 20/100 (Face amount being \$6,600.00) ----- Dollars (\$9,796.20--), due and payable

in sixty (60) monthly installments of One Hundred Sixty Three and 27/100 (one hundred sixty three and 27/100) dollars each, the first payment to be made on the 1st day of August, 1980, and thereafter on the 1st day of each month thereafter, until the full amount of the principal and interest thereon has been paid in full. This mortgage is given in full satisfaction of the deed of Linda S. Sprague dated July 18, 1980 and recorded July 22, 1980 in Deed Book 1129 at page 689.

Address of Mortgagee: DAY OF NOVEMBER 1983  
SOUTHERN BANK AND TRUST COMPANY  
Post Office Box 1329, Greenville, S.C.  
GREENVILLE, SOUTH CAROLINA

BY: *[Signature]*  
15195  
BY: *[Signature]*  
AIP

JOHN M. DILLARD, P.A.  
ATTORNEY AT LAW  
P.O. BOX 57  
GREENVILLE, S.C. 29602-0051  
NOV 8 1983  
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GREENVILLE CO. S. C.  
NOV 0 4 46 PM '83  
DONALD S. JANKERSLEY  
R.M.C.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way, whether by law or otherwise, and all of 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 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, readvances 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.  
(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 amount 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.  
(3) That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction loan, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgagee may, at its option, enter upon said premises, make whatever repairs are necessary, including the completion of any construction work underway, and charge the expenses for such repairs or the completion of such construction to the mortgage debt.

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