

HORTON, DRAWDY HAGINS, HAD & JOHNSON, P.A. 707 PETTICRU ST., GREENVILLE, S.C. 29603  
 STATE OF SOUTH CAROLINA }  
 COUNTY OF GREENVILLE } 16 38 AM '84  
 MORTGAGE OF REAL ESTATE 84 PAGE 852  
 DONNIE R.M.C. IN WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Leonard J. Spooner  
 (hereinafter referred to as Mortgagor) is well and truly indebted unto McDaniel Associates, A General Partnership  
 (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 One Hundred Thirty Six Thousand Five Hundred and No/100 Dollars (\$136,500.00) due and payable according to the terms and conditions of that certain promissory note executed of even date herewith,

If all or any part of the Property or an interest therein is sold or transferred by Mortgagor without Mortgagee's written consent, excluding (a) the creation of a lien or encumbrance subordinate to this Mortgage, (b) the creation of a purchase money security interest for household appliances, (c) a transfer by devise, descent or by operation of law upon the death of joint tenant or (d) the grant of any leasehold interest of three months or less not containing an option to purchase, Mortgagee, at Mortgagee's opinion, declare all the sums secured by this Mortgage to be immediately and payable.

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 fitted thereto in any manner; it being the intention of the parties hereto that 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, 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.

(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 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.

*Executed  
Donnie R.M.C.*

136500 FULLY SATISFIED

MAR 8 1984

*Boydly C. Harris*  
 Assistant Vice President  
 Laurie Hasty  
 Witness

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