

HORTON, DRAWDY, HAGINS, WARD & JOHNSON, P.A. 307 PETTIGRUST., GREENVILLE, S.C. 29603

BOOK 1578 PAGE 213

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE } PV 82 MORTGAGE OF REAL ESTATE EX 86 PAGE 197

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WILLIAM H. GAW, JR. and MARTHA W. GAW

(hereinafter referred to as Mortgagor) is well and truly indebted unto DAVID B. MANN

(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 TWO Thousand Seven Hundred Ninety and 90/100--- Dollars (\$ 2,790.90---) due and payable

according to terms of promissory note executed of even date herewith, front corner of Lots Nos. 3 and 4 and running thence with the line of Lot No. 3, N. 22-53 E. 188.3 feet to an iron pin; thence S. 67-07 E. 80 feet to an iron pin at the rear corner of Lots Nos. 4 and 5; thence with the line of Lot No. 5, S. 22-53 E. 186.2 feet to an iron pin on Bethel Road; thence along said Bethel Road, N. 68-34 W. 80 feet to the beginning corner.

This is the same property conveyed to the Mortgagors herein by deed of David B. Mann dated July 14, 1982, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1172, at Page 124

Witness: *Paid in full and satisfied this 16th day of July 1984.*  
*Caplan B...*  
*[Signature]*  
1814

RECORDERS OFFICE  
GREENVILLE, S.C.  
1984 JUL 16 10 30 AM  
DEED BOOK 1172 PAGE 124

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 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.

(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.

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