

1605 Laurens Road  
Greenville, S. C. 29607  
GREENVILLE, S. C.

MORTGAGE - INDIVIDUAL FORM - GREENVILLE CO. S.C.  
STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

FILED  
FEB 21 3 43 PM '85  
DONNIE J. JONES

BOOK 1564 PAGE 118  
BOOK 87 PAGE 1942

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

WHEREAS, DONALD E. SEITZ and LARRY K. SEITZ

(hereinafter referred to as Mortgagor) is well and truly indebted unto G & G INVESTMENTS, 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 Six Thousand Five Hundred and no/100ths

Dollars (\$ 6,500.00 ) due and payable

as set forth in said note. Unpaid interest due on the note which this mortgage secures shall increase the principal balance due thereon, but under no circumstances shall the principal amount due hereunder exceed the sum of \$15,042.00.

The within mortgage is secondary and junior in lien to a first mortgage given to Thomas & Hill, Inc., (now The Kissell Company) recorded June 21, 1972 in Mortgage Book 1238, page 101, in the original sum of \$17,950.00, and is junior in lien to a second mortgage given to United Virginia Mortgage Corporation, of even date, in the original sum of \$8,650.00.

FILED  
GREENVILLE CO. S.C.  
JAN 4 3 36 PM '85  
DONNIE J. JONES  
DOCUMENTARY  
RECORD

JAN 14 1985

Noticed & Paid  
7891

Raid & SATISFIED in full on the  
6th day of December, 1984.

Witness: 20029 G & G Investments

By: Gerald K. Jones  
Partner

Donnie J. Jones  
20029  
1/13/85

Created  
Donnie J. Jones  
KMC

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.