MORTGAGE - INDIVIDUAL FORM - STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

DILLARD WATTEMELL, P.A., GREENVILLE, S. C. COLCIUME () SC 296-29

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OF THE STATE OF THE PRESENTS MAY CONCERN:

BARBARA L. COSS EY

WHEREAS.

as set forth in said note.

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WHEREAS, the Mortgagor may bereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the scaling and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagoe, its successors and assigns:

ALL that piece, parcel or lot of land, with all buildings and improvements thereon, situate, lying and being on the northern side of Butler Springs Road, in Greenville County, South Carolina, being the western portion of a 3.79 acre tract of land as shown on a plat entitled SURVEY FOR EMMETT L. WILLIAMS, made by Caroline Surveying Company, dated April 10, 1978, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Butler Springs Road at the southwestern corner of the within described property and property now or formerly belonging to Paul H. and Betty Jo Newton and running thence along the Newton line, N. 26-46 E., 160.7 feet to an iron pin; thence N. 40-00 E., 406.9 feet to an iron pin in the line of property now or formerly belonging to Campbell; thence along the Campbell line S. 63-59 E., 107.4 feet to a point; thence along a new lines, S. 26-47 W., 533.04 feet to an iron pin on the northern side of Butler Springs Road; thence along the northern side of Butler Springs Road; thence along the northern side of Butler Springs Road, N. 70-30 W., 202.2 feet to an iron pin, the point of beginning.

The above property is the same conveyed to the mortgagor by deed of Frank P. McGowan, Jr. as Master-in-Equity for Greenville County, South Carolina, to be recorded herewith.

This is a purchase money first mortgage given to secure a portion of the sales price due the mortgagee by the mortgagor on the transfer of the within described property.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
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Together with all and singular rights, members, berditaments, 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 bereafter 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 usufflousehold furniture, be considered a part of the real estate.

40 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:

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 at 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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