STATE OF SOUTH CAROLINA | FILED GREENVILLE COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

 $_{PR}$ (1 9 11 NH $^{\circ}$ 83 to all whom these presents may concern:

DONNIE S. LANKERSLEY R.M.C

WHEREAS. I, James A. Murray,

(hereinafter referred to as Mortgagor) is well and truly indetted unto Perry S. Luthi Trust, 28 Howe Street, Greenville, S. C. 29601

(hereinafter referred to as Mortgagoe) as evidenced by the Mortgagoe's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Two Thousand and No/100ths - - - - - Dollars (\$ 2,000.00) due and payable

as provided in a promissory note executed simultaneously herewith

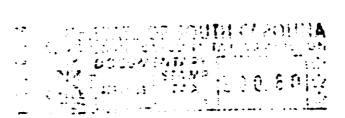
as provided in said note

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgages 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 aforestid 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 Mortgagor at any time for advances made to or for his account by the Mortgagor, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in band well and truly paid by the Mortgagor 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 Mortgagore, its successors and assigns:

ALL that lot of land in Greenville County, South Carolina, being known and designated as Lot No. 132, Charter Oak Drive, Peppertree Subdivision, as shown on a plat of Peppertree, Section No. 2, dated June 15, 1972, and recorded in the R. M. C. Office for Greenville County in Plat Book 4-R at Page 19.

The above described property is the same conveyed to me by deed of Brent Corporation dated January 9, 1973, and recorded on January 22, 1973, in the R. M. C. Office for Greenville County in Deed Book 965, Page 305.



Together with all and singular rights, members, herdstanents, and appurtmences to the same belonging to any way incident or apparenting, and of all the rents, trues, and profits which may erise or be had therefrom, and including all heating, plumbing, and lighting fintures 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, he considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premiers unto the Mostgagne, its beirs, successors and assigns, forever.

The Mortgager coverants that it is invfully saised of the premises hereinshove described in fee simple absolute, that it has good right and is largely authorized to sell, convey or encumber the same, acc. that the premises are ine and close of all liens and encumbrances emupt as provided herein. The Mortgager further coverants to warrant and forever defend all and singular the said premises unto the Mortgages forever, from and against the Mortgager and all pursues whomserver invfully claiming the same or any part thereof.

"The Mortgages further covenants and agrees as follows:

(h (l) 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 segme the Mortgagee for any further banes, advances, readvances or credits that may be made hereafter to the Mortgagee by the Mortgagee so large as the total includences thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall be as interest at 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 martgaged properly insured as may be required from time to time by the Martgages against loss by fire and any other hazards specified by Martgages, in an amount not less than the mortgage debt, or in such amounts as may be required by the Martgages, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Martgages, and have attached thereby loss payable clauses in favor of, and in form acceptable to the Martgages, and that it does hereby assign to the Martgages the proceeds of any policy insuring the mortgaged premises and does hereby architecture each insurance company occurrend to make payment for a loss directly to the Martgages, to the extent of the balance owing on the Martgage debt, whether due or not.