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Carolina. Aug / 10 S C State of South Carolina, Page 1 10 37 AH 183 GREENVILLE County of -

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

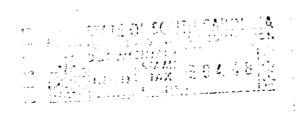
WHEREAS, I, We the said Robert C. Stratton, Jr. hereinaft
called Mortgagor, in and by my, our certain note or obligation bearing even date herewith, stand indebte
firmly held and bound unto the Citizens and Southern National Bank of South Carolina, Greenville
S. C., hereinafter called Mortgagee, the sum of \$11,108.48 plus interest as stated in the note
obligation, being due and payable in $\frac{120}{}$ equal monthly installments commencing on the $\frac{1}{}$
day of September 1983 and on the same date of each successive month thereafte
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as m
be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or t
any other purposes:

NOW, KNOW ALL MEN. That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the paym other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing 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 Mortgagee, its successors and assigns:

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the southern side of S. C. Highway 418, being shown and designated as a 9.42 acre tract on plat entitled "Property of Jenk's, Inc.", prepared by C. O. Riddle, dated January 7, 1972, revised on April 29, 1972 and recorded in the RMC Office for Greenville County in Plat Book 4-S at Page 47 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

THIS is the same property as that conveyed to the Mortgagor herein by deed from Jenk's Inc. recorded in the RMC Office for Greenville County in Deed Book 940 at Page 187 on April 5, 1972.

THE mailing address of the Mortgagee herein is P. O. Box 1449, Greenville, S.C. 29602.



Together with all and singular rights, members, bereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rests, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or bereafter attached, connected, or fried thereto in any manner, it being the intention of the parties hereto that all 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 bens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagor forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof

The Montgagor further coverants 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 coverants herein. This mortgages shall also secure the Mortgages for any further loans, advances, readvances or credits that may be made hereafter to the Mortgages by the Mortgages 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 mortgages of this bear interest. mongage debt and shall be payable on demand of the Mongagee unless otherwise provided in writing
- (2) That it will keep the improvements now existing or beteafter erected on the mortgaged property insured as may be required from time to time 12) That it will keep the improvements now existing or hereafter effected 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 received which he held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it does hereby assign to the Mortgagee the proceeds of any policy mixing the mortgaged premises and does hereby assign to the Mortgagee the proceeds of any policy mixing the mortgaged premises and does hereby assign to the Mortgagee the proceeds of any policy mixing the mortgaged premises and does hereby assign to the Mortgagee the Mortgagee, to the extent of the halance, while in making the Mortgagee debt insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the halance, while Mortgagee debt advantage of the mortgage of the making the former.
- (3) That it will keep all improvements now existing or hereafter effected in good tegan and, in the case of a construction of an institution of construction until completion in these interruption, and should it fail to do so, the Mongagee may at its option, given suid more seen make whatever construction to the morphism of the completion of any construction work underway, and charge the extension for the mortgage debt.

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