JAMES R. MANN, Attorneyser 14N, Greenville, S. C. 29601

STATE OF SOUTH CAROLENA | 9 18 4 18 3

COUNTY OF GREENVILLE | RMLL.

vol 1639 222455

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

I, Barbara Bolt Whitaker

thereinafter referred to as Mortgagor) is well and truly indebted unto Luthi Mortgage Co., Inc. 408 S. Hain St., Greenville, S. C. 29601

(hereinalter referred to as Mortgages) 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 and no/100ths - - - - - - - - - Dollars (\$ 2,000.00) due and payable

as provided in a promissory note executed simultaneously herewith

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 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 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 Mortgagoe, its successors and assigns:

ALL THAT certain piece, parcel or tract of land, situate, lying and being in the County of Greenville, State of South Carolina, containing 4 acres, more or less, and being at the northern corner of the intersection of U. S. Highway No. 25 and Scott Road, and being shown on a plat of survey by Freeland and Associates dated Cctober 17, 1981, and having the following courses and distances, to-wit:

BEGINNING at an iron pin at the corner of the intersection of Scott Road and U. S. Huy. No. 25, and running thence along Scott Road approximately N. 34-16 E. 440 feet, more or less, to an iron pin; thence leaving the center of Scott Road and running 30 feet in a northwesterly direction to an iron pin at the corner of property of Margaret N. Robinson; thence along Robinson line N. 63-21 N. 375.1 feet to an iron pin in the line of property of Theron Woods; thence along Woods line S. 41-54 W. 345.1 feet to an iron pin near the edge of U. S. Hwy. No. 25; thence in a southwesterly direction 48.5 feet to a point in the center of U. S. Hwy. No. 25; thence along the center of U. S. Highway 25 approx. S. 50-22 E. 408 feet, more or less, to the beginning corner.

The above described property is part of the same conveyed to me by Leila W. Chasteen by deed recorded on April 25, 1579, in Deed Gook 1101, Page 183.

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Together with all and singular rights, exembers, herdstaments, and apportenances 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 farniture, 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 inwfully 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 Mortgagor forever, from and against the Mortgagor and all persons whomsoever inwfully 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 bereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the coverants berein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagee by the Mortgagee to long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall be as 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 paying the loss did DECENSOREM To the extent of the Wardee Company concerned to make paying the mortgage debt, whether due or not.

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