

1966  
150

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

RONALD E. GINNETTY and  
GENA L. GINNETTY

16 142

IMPERIAL PROPERTIES, INC.

NOTED AND CANCELLED OF RECORD  
14 DAY OF MARCH 1973

Donnie S. Lewis by 32557  
R. M. C. FOR GREENVILLE COUNTY S. C.  
AT 11:10 O'CLOCK P. M. 10/23/66

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 11th

day of JANUARY 1973

at 3:29 P. M. recorded in Book 1263

Mortgage page 211 At No.         

Recorder of Deeds Greenville County

Horton O'Quinn Dillard Merchants

Chapman & Brown, P.A.

107 PLYMOUTH STREET

P. O. BOX 10187 S.

GREENVILLE SOUTH CAROLINA 29603

7300.00  
Hudson Rd (Sta. Hwy  
23-342)

October 3, 1966, and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 807, Page 113 for a more particular description.

This Mortgage is junior in lien to that certain Mortgage heretofore given by the Mortgagors to Cameron-Brown Company in the original amount of \$15,500.00 dated October 3, 1966, and recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1042, Page 111.

MAY 14 1973 SULLIVAN & JOHNSON ATTORNEYS AT LAW

PAID IN FULL AND SATISFIED THIS 27th DAY OF MARCH, 1973.

IMPERIAL PROPERTIES, INC.

Witness: 32557

BY: Lee A. Smith Lee A. Smith, President

FILED  
GREENVILLE, CO. S. C. 1973  
MAY 14 1973

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.
- (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 payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.

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