

FFR 151973
23142

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

G. F. MCEWEN

76 SATURDAY AND CANCELLED OF RECORD
DAY OF Sept 1973

19 AT 12:00 O'CLOCK P.M. NO. 8601

FIRST PIEDMONT BANK &

TRUST COMPANY *Created*

Donnie S. Tankersley

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 15th

day of February 1973

at 1:00 P.M. recorded in Book 1267 of

Volume 79 As No.

Donnie S. Tankersley

Notary of North Carolina Greenville County

WILLIAM D. RICHARDSON

Attorney at Law
P. O. Box 10081
Greenville, S. C. 29603

BEGINNING at a point on southern side of Davidson Road, corner of J. C. Looper property; thence with said road N 85-52 E 158.8 feet; thence S 57-45 E 585.6 feet to point in branch; thence down and with meanders of branch as follows: S 48-30 W 156 feet; S 21-30 W 213 feet; S 18-30 E 140 feet; S 18-57 W 132.5 feet; thence leaving the branch and running N 63-06 W 598.3 feet to J. C. Looper's corner; thence along rear of Looper line, S 85-52 E 165 feet to an iron pin on a private road; thence along center of said road N 9-19 W 585.8 feet to beginning.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

8601

\$ 1,000.00 paid in full
this 20 day of Sept
19 73

SEP 24 1973

FILED
GREENVILLE, CO. S. C.
SEP 24 3 20 PM '73
DORRIS S. TANKERSLEY
R.M.C.

Created
Donnie S. Tankersley
R.M.C.
RECORDING FEE
PAID
BU

Witnesses: *James McCall* First Piedmont Bank & Trust Co.
Nancy D. Garrett By: *Donnie S. Tankersley*
Loan Officer

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.