

STATE OF SOUTH CAROLINA GREENVILLE CO. S.C. FILED 1390 PAGE 313
 COUNTY OF SPARTANBURG 2 MORTGAGE OF REAL ESTATE
 HOMEMAKERS FINANCE SE... BOOK 46 PAGE 97
 P. O. BOX 5353 SPARTANBURG, S. C. 29301

Whereas, H. FRANK PARHAM AND VIRGINIA C. PARHAM
 (Name or names as they appear on the deed instrument)
 of the County of GREENVILLE, in the State aforesaid, hereinafter called the Mortgagor, is indebted to Homemakers Loan & Consumer Discount Company, a corporation doing business under the laws of the State of South Carolina, hereinafter called Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference in the principal sum of Twenty-one thousand eight hundred forty Dollars (\$ 21,840.00).

Whereas, the Mortgagee, at its option, may hereafter make additional advances to the Mortgagor, or his successor in title, at any time before the cancellation of this mortgage, which additional advance(s) shall be evidenced by the Note(s) or Additional Advance Agreement(s) of the Mortgagor, shall bear such maturity date and other provisions as may be mutually agreeable, which additional advances, plus interest thereon, attorneys' fees and Court costs shall stand secured by this mortgage, the same as the original indebtedness, provided, however, that the total amount of existing indebtedness and future advances outstanding at any one time may not exceed the maximum principal amount of ~~XXXXX~~ Twenty-five thousand and NO 25,000.00 Dollars (plus interest thereon, attorneys' fees and Court costs).

Now, Know All Men, the Mortgagor in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of One Dollar (\$1.00) 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, assigned, and released, and by these presents does grant, bargain, sell, assign, and release unto the Mortgagee, its successors and assigns the following described property: All that certain lot of land lying in the State of South Carolina, County of Greenville on the western side of Lambourn Way, shown as Lot 120 on a plat of Kingsgate recorded in the R.M.C. Office of Greenville County in Plat Book WNW at page 45 and being further described as follows: BEGINNING at iron pin on the western side of Lambourn Way at the joint front corner of Lot 120 and 116; running thence along the common line of Lots 120 and 116 S. 75-41 W. 142.4' to iron pin in the line of Lot 117; thence along the line of Lot 117 S. 16-56 E. 85.0' to an iron pin at the corner of Lot 121; thence along the line of Lot 121 S. 36-20 W. 108.0' to an iron pin at the corner of Lot 119; thence along the line of Lot 119 N. 70-49 E. 218.8 ft. to an iron pin on the line of Lambourn Way; thence along Lambourn Way N. 14-40 W 20' to an iron pin; thence N. 10-10 W. 50' to an iron pin; thence N. 13-42 W. 65' to the point of beginning. Being the same property conveyed to the grantor herein by deed from Jack E. Shaw Builders, Inc. dated and recorded in Deed Book 956 at page 255.

Together with all and singular the improvements thereon and the rights, members, hereditaments and appurtenances to the same belonging or in any wise appertaining; all the rents, issues, and profits thereof (provided, however, that the Mortgagor shall be entitled to collect and retain the said rents, issues, and profits until default hereunder); and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

To Have and To Hold, all and singular the said property unto the Mortgagee, its successors and assigns forever.
 The Mortgagor covenants that he is lawfully seized of the premises herein above described in fee simple absolute (or such other estate, if any, as is stated hereinbefore), that he has good, right, and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever except (if any, so state)

First Federal Savings and Loan
 PAID IN FULL & SATISFACTION OF RECORD IS
 AUTHORIZED THIS 17 DAY OF MAR 1977
 BY V. PRES.

STATE OF SOUTH CAROLINA
 DOCUMENTARY TAX COMMISSION
 STAMP TAX 08.76

WITNESS: The Mortgagor further covenants to warrant and forever defend all and singular the premises as herein conveyed, unto the Mortgagee, its successors and assigns, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.
 The Mortgagee covenants and agrees as follows:

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