

15250

GREENVILLE CO. S.C.  
 STATE OF SOUTH CAROLINA  
 COUNTY OF Spartanburg }  
 HOMEMAKERS FINANCE SERVICES  
 P. O. BOX 5353  
 SPARTANBURG, S. C. 29301

BOOK 03 PAGE 625  
 1397 PAGE 899

Whereas, Bobby A. Little  
 (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 Four thousand three hundred ninety-two Dollars (\$ 4392.00 ).

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~~ <sup>NO</sup> thousand and <sup>25</sup>/<sub>100</sub> Dollars (~~25,000.00~~ <sup>25,000.00</sup>), 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 of that lot of land in the County of Greenville, State of South Carolina, being shown as Lot No. 13 on plat of PLANTATION ESTATES recorded in the R.M.C. Office for Greenville County in Plat Book PPP, at page 127, and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin on the northern side of Panorama Court at the corner of Lot No. 14, and running thence N. 11-10 E. 405.9 feet to an iron pin; thence S. 76-15 E. 180.13 feet to an iron pin; thence S. 11-10 W. 397.8 feet to an iron pin on the northern side of Panorama Court; thence with said Court, N. 78-50 W. 180 feet to the point of beginning and being the same

The following described household appliances are, and shall be deemed to be, fixtures and a part of the realty and are, along with any furniture or household goods, which may be hereinafter described, a portion of the security for the indebtedness hereinabove mentioned: said household appliances and other chattels are described as follows:  
 conveyed to the grantor in Deed Book 962 at page 499. This conveyance is subject to all restrictions, zoning ordinances, setback lines, roads or passageways, easements and rights of way, if any affecting the above described property including, but not limited to, those restrictions in Deed Books 824, page 57, and 866 page 239. This being the same premises conveyed to the grantor herein by Deed from Holloway Builders, Inc. dated and recorded June 11, 1973 in Deed Book 976 at page 459 in the R.M.C. Office for Greenville County.

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 simply absolute (or such other estate, if any, as is stated hereinbefore), that he has full, 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 none, so state).

Travelers Rest Federal Savings and Loan  
 PAID AND FULLY SATISFIED THIS 8th DAY OF DECEMBER 1978  
 HOMEMAKERS CONSUMER LOAN A/E/A-GECC Financial Services  
 Vice President

NOTARY MY COMMISSION EXPIRES  
 The Mortgagor covenants and agrees as follows:  
 1. That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note and any subsequent note or agreement evidencing additional advances, at the time and in the manner therein provided.  
 2. That the lien of this instrument shall remain in full force and effect during any postponement or extension

4328 RV-2