

FILED  
C. TIMOTHY SULLIVAN, R.V. 11-03-78, GREENVILLE, SOUTH CAROLINA 29602

BOOK 1432 PAGE 322

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
MORTGAGE OF REAL ESTATE  
GONNIE S. TANKERSLEY  
R.H.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, IVERSON O. BROWNELL and AGNES S. BROWNELL

(hereinafter referred to as Mortgagee) is well and truly indebted unto JOHN C. LANFORD and MARY D. LANFORD, their heirs and assigns, forever;

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of  
Twenty five thousand & 00/100----- Dollars (\$ 25,000.00) due and payable

S. 43-16 E., 225.9 feet to an iron pin; thence S. 41-55 W., 90 feet to an iron joint rear corner of Lots Nos. 4 and 5; thence with joint line of said lots, N. 48-15 W., 230.8 feet to an iron pin on the southeastern side of ZELMA DRIVE, thence with said Drive, N. 43-41 E., 50.1 feet to an iron pin; thence continuing with Zelma Drive, N. 46-44 E., 49.9 feet to the point and place of beginning.

igor by deed of John C. and Mary the RMC Office for Greenville

PAID SATISFIED AND CANCELLED  
*John C. Lanford & Mary D. Lanford*  
Date: *December 14, 1978* 21815

and to continue to insure to their new house or the

FILED  
JAN 25 1979  
GONNIE S. TANKERSLEY  
R.H.C.  
Witness  
TIMOTHY SULLIVAN  
*Robert Mc Bride*  
*William St.* 2401

STATE OF SOUTH CAROLINA  
DOCUMENTARY STAMP TAX  
PAY 1178 TAX 10.00

same belonging to any way incident or appertaining, and heating, plumbing, and lighting fixtures now or hereafter retro that all such fixtures and equipment, other than the

against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagee 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagee 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 Mortgagee 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 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 Mortgagee debt, whether due or not.