

611 North Main Street
Greenville, S. C. 29601

MORTGAGE - INDIVIDUAL FORM

GREENVILLE FILED

DILLARD & MITCHELL, P.A., GREENVILLE, S. C.

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BOOK 1437 PAGE 142

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

CAROLINE S. TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, STEPHEN L. WHITTEN AND FRANCES A. WHITTEN

WM. GOLDSMITH CO.

(hereinafter referred to as Mortgagee) is well and truly indebted unto

(hereinafter referred to as Mortgagor) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Three Thousand and no/100ths Dollars (\$ 3,000.00) and recorded in the

RMC Office for Greenville County, South Carolina, in Plat Book 6-J, page 56, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a nail in the center of the intersection of New Highway No. 296 and a Greenville county road known as Thompson Road; and running thence along the center of said county road, S. 1-29 E., 100 feet to a nail; thence continuing with the center of said road, S. 10-10 E., 400 feet to a nail; thence continuing with the center of said road, S. 3-18 E., 92.8 feet to a nail; thence along the line of property now or formerly belonging to Elford Thompson, S. 41-49 E., 1137 feet crossing a branch to an iron pin on the line of property formerly belonging to Arnold Kilgore; thence along the Kilgore line, N. 71-18 E., 607.2 feet to an iron pin; thence N. 15-00 E., 92.8 feet to an iron pin; thence with the branch as the line, the traverse lines being N. 58-45 E., 131 feet, N. 34-30 E., 111 feet, and N. 57-00 E., 245 feet to and iron pin in or near the Enoree River; thence up the center of the waters of the Enoree River and the following courses and distances, N. 34-26 W., 230 feet to a point, N. 39-56 W., 340 feet to a point, N. 40-41 W., 125 feet to a point, N. 36-26 W., 156 feet to a point, N. 36-41 W., 260 feet to a point, and N. 34-26 W., 258 feet to a point in the center of New Highway No. 296; thence along the center of New Highway No. 296, the following courses and distances: S. 64-41 W., 795 feet to a nail; thence S. 64-41 W., 200 feet to a nail; and thence S. 37-18 W., 204.4 feet to a nail in the intersection of New Highway No. 296 and Greenville county road known as Thompson Road, the point of Beginning.

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This mortgage is given to secure the sum of \$3,000.00 represented by the Mortgagor's promissory note of even date herewith, which has been funded. It is the intention of this mortgage to secure 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.

The above property is the same conveyed to the Mortgagors by deed of L. W. Bruner, recorded January 9, 1978, in Deed Book 1071, page 545. Bruner, recorded January 9, 1978, in Deed Book 1071, page 545. All and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of 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 fixed 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.

DO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns.

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.

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