

127 Trade Park Rd
Simpsonville S.C. 29187

MORTGAGE - INDIVIDUAL FORM FILED
STATE OF SOUTH CAROLINA CO. S.C.
COUNTY OF Greenville 4 15 PM '80

BOOK 1528 PAGE 554
BOOK 72 PAGE 1706

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS DONNIE S. LINDSEY
Mary Jane Myers and Ruth Ann Webster

(hereinafter referred to as Mortgagor) is well and truly indebted unto Michael R. Fant

(hereinafter referred to as Mortgagee) 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

Dollars (\$ 37,666.00) due and payable

Thirty Seven Thousand Six Hundred Sixty Six and No/100----- Reference is hereby made to promissory note of even date, the terms of which are incorporated herein by reference.

N. 38-15 E. 1082.1 feet to an iron pin; thence S. 87-35 E. 281.9 feet to an iron pin; thence S. 74-19 E. 280.7 feet to a stone; thence S. 25-00 E. 400 feet to a old stone; thence S. 26-30 E. 797.5 feet to a old stone; thence S. 57-19 W. 1238.5 feet to an iron pin; thence S. 0-38 E. 177.36 feet to an iron pin in center of Pinson Road thence along the center of Pinson Road S. 77-19 W. 275.9 feet to the beginning corner.

P.C.C.A.

This being the same property conveyed to the mortgagors by deed of Michael R. Fant of even date to be recorded herewith.

682
1 DE 29 80

FILED
CO. S.C.
JAN 3 10 16 AM '81
DONNIE S. LINDSEY
R.M.C.

RECORDED
15.00

Donnie S. Lindsey
R.M.C.

19416

Received Satisfied this 2nd day of January 1981
Michael R. Fant

Together with all and singular rights, members, herditaments, 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.

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