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STATE OF SOUTH CAROLINA COUNTY OF Greenville

MORTGAGE OF REAL ESTATE TO ALL WEOM THESE PRESENTS MAY CONCERN:

WHEREAS, Charles E. and Patricia R. Stewart

(bereisafter referred to as Morigagor) is well and truly indebted unto Company Company Company (because of the Morigagor's promissory note of even date berewith, the terms of which are incorporated berein by reference, in the sum of Seven Thousand Eight Hundred Ninety Six Dollars and 84/100--- Dollars (\$ 7896.84) due and payable in monthly installments of \$ 94.01 , the first installment becoming due and payable on the 28 day of September 19 73 and a like installment becoming due and payable on the same day of each successive month thereafter until the entire indebtedness has been paid, with interest thereon from maturity at the rate of seven per centurn per annum, to be paid on demand.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the scaling and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of <u>Greenville</u>, to wit: All that certain piece, parcel or lot of land, with all improvements, thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Greenville Township, being lot No. 4 on plat of Property of F. B. Massingale, made by J. Coke Smith, May 15, 1947, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at a stake on the Northern side of Arch Street Extension, at corner of Lot No. 5 and running thence in a Northerly direction with line of Lot No. 5 and running thence in a Northerly direction with line of Lot No. 5 one hundred and sixty (160) feet to a stake; thence S. 60-40 W. 60 feet to a stake at corner of Lot No. 3; thence with line of Lot No. 3 in a Southeasterly direction, one hundred and sixty (160) feet to a stake on the edge of Arch Street Extension; and thence in an Essterly direction with the Northern side of Arch Street Extension, sixty (60) feet to the corner of beginning.

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Together with all and singular rights, members, hereditaments, and apportenances to the same belonging in any way incident or apportaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting factures 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 hereinabore 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 herein specifically stated otherwise as follows: This is a second Mortgage second only to the one held by Fidelity Federal Savings and Loan Association dated 2-15-72 in the amount of \$13,900.00 recorded in volume 1222 page no 428

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 texes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This gagee, for the payment of texes, insurance premiums, public assessments, requires 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 Mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgage shall also secure the Mortgagee for any further loans, advances or credits that may be made hereafter to the Mortgage shall also secure the Mortgagee for any further loans, advances or credits that may be made hereafter to the Mortgage shall also secure the Mortgagee for any further loans, advances or credits that may be made hereafter to the Mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter.

(2) That it will keep the improvements now existing or bereafter erected on the mortgaged property insured as may be required from time by the Mortgagee against loss by fire and any other bazards specified by Mortgagee, in an amount not less than the mortgage delt, 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, thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, the will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring 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 does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance of the mortgage.

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