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STATE OF SOUTH CAROLINA 3 3 59 PH 1

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE DOUNTE S.TANKERSLEY

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS. William R. Bray and Jennie H. Bray

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

David I. Horowitz

Agreement

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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, its successors and assigns:

All that piece, parcel or lot of land, with all improvements thereon, situate lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 24 on a plat of Shannon Forest recorded in Plat Book KKK at page 140 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the Easterly side of Shannon Lake Circle at the joint front corner of Lots 24 and 23 and running thence with the joint line of said lots S. 73-12 E., 243 feet to an iron pin on the high water line of Shannon Lake; thence with the high water line of said lake, N. 16-48 E., 100 feet to an iron pin; thence N. 73-12 W., 243 feet to an iron pin on the Easterly side of Shannon Lake Circle; thence with the edge of said Circle S. 16-48 W., 100 feet to the point of beginning.

The within lien is junior in lien to mortgages given by the mortgagors to Shenandoah Life Insurance Company and United Federal Savings and Loan Association.



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, he 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 Mortgagoe 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 Mortgager by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums 50 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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