≈ 1300 as 807

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS.

MASON RIDDLE

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

P. B. McCAULEY

thereinsfter 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 Five Thousand and no/100-----

Dollars (\$ 5000.00) due and payable

on or before one year from date.

BER ER BLEICH ERREICH ERREICH ER BEREICH ER BEREICH ERREICH FREICH FREIC

WHEREAS, the Morigagor may hereafter become indebted to the said Morigagee for such further sums as may be advanced to or for the Mortgagos'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 aforested 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 Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgages in hand well and truly paid by the Mortgages 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 dies graid, bargain, sell and release unto the Mortgagee, its successors and assigns

"ALL that everain piece, purcel or lot of haid, with all imperovments thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Greenville Township, Town of West Greenville,

being known and designated as a part of the lots conveyed to P. A. Nelson by H.C. Beattie, W. N. Miller and Fannie S. Cary, on September 12, 1945, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book "A", Page 878, and having the following metes and bounds, according to survey made by Pickell and Pickell, Engineers, dated January 19, 1946, to-wit:

BEGINNING at a stake on Perry Avenue at 10 foot alley and running with said alley. S. 10-0 E., 68.2 feet to a stake on the line of property conveyed to John B. Culbertson; thence running along the line of said Culbertson property, S. 73-15 W., 80.7 feet to a stake on Woodside Avenue; thence along Woodside Avenue, N. 16-30 W., 20 feet to a stake at the intersection of Woodside Avenue and Perry Avenue; thence around the curve of Perry Avenue N. 17-0 E., 34 feet to a stake on Perry Avenue; thence continuing around curve of Perry Avenue, N. 44-15 E., 34 feet to a stake on Perry Avenue; thence along Perry Avenue, N. 68-45 E., 40.2 feet to a stake at the beginning corner.



Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the repts, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attacked, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such futures 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 berein. The Mortgagos 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 bereafter, 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 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 does 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 Mortgage debt, whether due or not.