ASHMORE & HUNTER, ATTORNEYS, 110 Laurens Road, Greenville, South Carolina 29603

STATE OF SOUTH CABOLINA

ENGIN MORTGAGE OF REAL ESTATE

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GREENVILLE GALS. WHOM THESE PRESENTS MAY CONCERN:
JUN 14 11 35 AH '78

DONNIE S. TANKERSLEY

WHEREAS, Helen C. Kerrigan as Guarantor of the note of Kerrigan Business Forms, Inc., dated June 13, 1978, in the principal amount of Twenty Five Thousand & 00/100 (\$25,000.00) Dollars.

thereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Company in accordance with said Guaranty Agreement.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's prominency note of even date herewith, the terms of which are incorporated herein by reference, inches process.

RXXXXX

MXXXXXXX

COUNTY OF GREENVILLE

WHEREAS, the Mortgagor may bereafter 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 and lot of land, together with improvements thereon, in the City of Greenville, County of Greenville, State of South Carolina, on the southeastern side of Hillcrest Circle, being known and designated as Lots Nos. 15, 16 and 17 on plat of Hillcrest Circle, recorded in plat book H, page 129 of the R.M.C. Office for Greenville County, South Carolina. (currently designated in Tax Maps as Lots 1 & 16) and according to a survey made by R. W. Dalton, January 1956, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Hillcrest Circle, the front joint corner of Lots nos. 14 and 15; thence with the southeastern side of said Hillcrest Circle, N. 59-45 E. 150 to an iron pin; thence with the southwestern side of Hillcrest Circle as it turns, S. 31-47 E. 150 feet to an iron pin, corner of lot no. 18; thence with the line of said lot S1.59-45 W. 150 feet to an iron pin corner of lot no. 14; thence with the line of said lot N. 31-47 W. 150 feet to the beginning corner.

Being the same property conveyed to Mortgagor Helen C. Kerrigan by D. C. Kerrigan on August 18, 1959, as recorded in Book 632, page 124 of the R.M.C. Office, and recorded August 18, 1959.

STATE OF SOUTH CAROLINA
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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 berein. 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:

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- (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.
- (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 beld 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.

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