

THOMAS I. HENNINGSON, ATTY 9455  
 RECORDING FEE  
 COUNTY OF GREENVILLE, S.C.  
 GREENVILLE COUNTY, S.C.  
 M. NO. 19546  
 TO 2546  
 I. ROBERTS  
 JAN 10 1973 19546  
 Mortgage of Real Estate  
 Book 1251  
 Page 172  
 14,000.00  
 Title & File  
 Abstracts at Law  
 Lot 27, B. Georgia Rd. & Fowler  
 St., Shannon

dated as Lot 27, as shown on final plat of Shannon Subdivision, prepared by R. B. Bruce, dated March 15, 1972, and having the following metes and bounds to-wit:

BEGINNING at an iron pin at the intersection of East Georgia Road and Fowler Street; running thence down the Southern side of Fowler Street S. 70-30 E. 118.1 feet to an iron pin at the joint corner of Lots 27 and 28; running thence down the joint line of said lots S. 20-15 W. 188.4 feet to an iron pin; running thence N. 71-31 W. 77 feet to an iron pin joint rear corner of Lots 26 and 27; running thence up the joint line of said Lot N. 6-33 E. 175.5 feet to the point of Beginning.

FILED  
 GREENVILLE, S.C.  
 JAN 10 1973  
 THOMAS I. HENNINGSON, ATTY

WITNESS:

*David P. Hodges*  
*Ann Chapman*

and satisfied this 10th day of January, 1973

*David P. Hodges*  
*Ann Chapman*

JAN 10 1973  
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 19546

Together with all and singular rights, members, hereditaments, 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 Mortgagee covenants that it is lawfully seized of the premises heretofore 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagee 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 Mortgagee 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 R, 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 R 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.