

MORTGAGE - INDIVIDUAL
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE

JUN 29 3 35 PM '81
S. TANKERSLEY
R.M.C.

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MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, G & G INVESTMENTS, a General Partnership

hereinafter referred to as Mortgagee) is well and truly indebted unto JAMES T. SULLIVAN

hereinafter referred to as Mortgagor) 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 NINE THOUSAND and No/100ths Dollars (\$ 9,000.00) due and payable

according to the terms set forth in the promissory note

property given by JAMES T. SULLIVAN to G & G INVESTMENTS, INC. recorded in Mortgage Book 1233, Page 101, in the original sum of \$17,950.00.

FEB 5 1982

Mortgagee Address: A.B. Thompson Rd Greenville, SC 29611

PAID AND SATISFIED THIS 29th day of January, 1982. 17557

JAMES T. SULLIVAN
WITNESS: Catherine H. McNeil

STATE OF SOUTH CAROLINA
DOCUMENTARY
JUL 21 1982

John M. Dillard, P.A.

Together with all and singular rights, members, benefits, 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 fixed 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 hereinafore 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 whatsoever 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 herewith, 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, encumbrances or credits that may be made hereto 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.

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