

MORTGAGE OF REAL ESTATE - Office of W. W. WILKINS, Attorney at Law, Greenville, S.C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

BOOK 19 PAGE 774

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Mary Thomas

WHEREAS, I, Mary Thomas

(hereinafter referred to as Mortgagor) is well and truly indebted unto Evelyn H. Wilkins

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, to the sum of Twelve Hundred Sixty

Dollars (\$ 1260.00 ) due and payable

pin at the joint rear corner of Lots 2 and 3; thence along the joint line of said lots 2 and 3 in a westerly direction 126 feet to an iron pin on the east side of Maple Street; thence along the east side of Maple Street N. 27-11 W. 40 feet to the beginning corner.

NOV 9, 1973

*W. W. Wilkins*  
*Donnie S. Jankensley*  
*12806*  
*Evelyn H. Wilkins*  
*WILKINS & WILKINS ATTY'S*

FILED  
GREENVILLE, S.C.  
NOV 9 12 55 PM '73  
DONNIE S. JANKENSLEY  
M.C.

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, his or its heirs, successors and assigns, forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he 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 Mortgagee, his heirs and assigns 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 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.