

HORTON, DRAWDY, MARCHBANKS, ASH & BROWN, P.A. 307 PETTIGRU ST., GREENVILLE, S.C. 29603

STATE OF SOUTH CAROLINA } MORTGAGE OF REAL ESTATE BOOK 51 PAGE 316
COUNTY OF GREENVILLE }

Mr. and Mrs. Earl H. Brewer
c/o Ventilated Awnings
1804 Anderson Road
Greenville, S. C.

GREENVILLE CO. S.C.
AUG 5 4 15 PM '77
DORRIS S. TANKERSLEY
R.H.C.

WHEREAS, We, M. L. Helms and Addie J. Helms,

hereinafter referred to as Mortgagee) is well and truly indebted unto Earl H. Brewer and Mary H. Brewer

hereinafter referred to as Mortgage) as evidenced by the Mortgage's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of
----- Twenty Thousand and no/100 ----- Dollars (\$ 20,000.00) due and payable

to six (6) months hereon, in DUTIER township, Greenville County, South Carolina, on Roper Mountain Road and being the same property conveyed to the Mortgageors by deed of G. P. Henderson dated February 13, 1968 and recorded in the Greenville County RMC Office in Deed Book 838 at Page 636 reference to said deed being herewith made for a more complete description of said property.

Paid & Satisfied
in full this

8299 *Created*
Doris S. Tankersley
YOUNTS, SPIVEY & GROSS

FILED
GREENVILLE CO. S.C.
DORRIS S. TANKERSLEY
SEP 13 3 21 PM '77
YOUNTS, SPIVEY & GROSS

2nd day of September 1977
Witness: Debbie Lore
Earl H. Brewer

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 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 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 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 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 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.