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GREENVILLE CO. S. C.

BOOK 1204 PAGE 485

Prepared by Sidney E. Fu... at Law, 111 Main Street, Greenville, South Carolina.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Mortgage of Real Estate BOOK 57 PAGE 182
TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, Janice M. Lollis

(hereinafter referred to as Mortgagor) is well and truly indebted unto Coley W. Bryant and Lillie Maude Greeng Bryant (hereinafter referred to as Mortgagee) 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 Five Thousand and No/100 (\$5,000.00) and payable on or before March 15, 1979,

with interest thereon from date at the rate of six (6%) per centum per annum, to be paid annually.

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs or other purposes; and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) the Mortgagor in hand well and truly paid by the Mortgagee at and before the signing and delivery of these presents, the Mortgagee hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release to the Mortgagor, its successors and assigns:

All that certain piece, parcel, or lot of land in the County of Greenville, State of South Carolina, on the southern side of Old Spartanburg Road, containing one (1/2) acre, more or less, and having, according to plat prepared by R. K. Campbell, August 19, 1952, the following metes and bounds, to wit:
BEGINNING at an iron pin in the southern line of said road, this being the northwest corner of the lot herein and running thence along the southern boundary of said road, N. 76-13 E. 405 feet to an iron pin; thence S. 21-32 E. 204 feet to an iron pin in line of property of Rock Hill Baptist Church; thence along the line of the Church property, S. 83-0 W. 31 feet to an iron pin; thence continuing along the line of the Church property, S. 57-15 W. 80 feet to an iron pin; thence N. 20-25 W. 202 feet to an iron pin; at the point of BEGINNING
ALSO: All that certain piece, parcel, or lot of land in the County of Greenville, State of South Carolina, on the southern side of Old Spartanburg Road, containing 9.55 acres, more or less, and having, according to plat prepared by R. K. Campbell, August 13, 1956, the following metes and bounds, to wit:
BEGINNING at an iron pin on the southern side of said road at the northwest corner of other property of Mortgagor, and running thence S. 20-27 W. 20 feet to an iron pin; thence along line of Rock Hill Baptist Church property S. 57-15 W. 68.5 feet to an iron pin; thence S. 13-21 W. 38 feet to an iron pin on a proposed future road; thence N. 30-36 W. 243.7 feet along said proposed road to an iron pin on Old Spartanburg Road; thence along said Road, N. 65-17 E. 132.2 feet to the point of BEGINNING.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging or 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 herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever 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.

(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

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