

MORTGAGE - INDIVIDUAL FORM GREENVILLE, S.C. FILED 1386 PAGE 890
 STATE OF SOUTH CAROLINA JOHN M. DILLARD, P.A., GREENVILLE, S.C. 306 E. North St.
 COUNTY OF GREENVILLE JAN 7 2 50 PM '77 MORTGAGE OF REAL ESTATE Greenville, S.C. 29601
 DONNIE S. TANKERSLEY VOL 05 PAGE 387
 R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Eugene Rackley and Elizabeth M. Rackley

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY

(hereinafter referred to as Mortgagee) 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

ONE HUNDRED THOUSAND AND NO/100 ----- Dollars (\$ 100,000.00) due and payable one (1) year from date

THE LINE UPON THE PUBLIC RECORDS SHOWS THAT THE FOLLOWING LIGNESE LINES WOULD BE BOUND BY THE DEED:
 212.3 feet to a point, S. 72-48 E., 300 feet to a point, N. 89-43 E., 155 feet to a point, N. 74-13 E., 155 feet to a point, and N. 58-13 E., 180 feet to a point on the right of way of U. S. Highway No. 276; thence with the southwestern side of the right of way of U.S. Highway No. 276, S. 36-00 E., crossing a county road, 1309.5 feet to an iron pin; thence continuing along the line of said right of way, S. 54-00 W., 8 feet to a point; thence continuing along the line of said right of way, S. 15-36 E., 203.2 feet to the point of BEGINNING.

The above described property is the same conveyed to Eugene Rackley and Elizabeth M. Rackley by deed recorded on July 26, 1976 in Deed Book 1040 at page 153 given by Southern Bank and Trust Company, as Trustee.

PAID IN FULL AND SATISFIED THIS 29 DAY OF March, 1979
 SOUTHERN BANK AND TRUST COMPANY
 GREENVILLE, SOUTH CAROLINA

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 FILED
 GREENVILLE CO. S. C.
 MAR 30 9 27 AM '79
 DONNIE S. TANKERSLEY
 R.M.C.

BY: *Eugene Rackley* *Elizabeth M. Rackley*
 WITNESS
 BY: *William A. Whitfield*
 WITNESS

MAR 30 1979 28128

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 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 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.