



GREENVILLE }
COUNTY }
Mortgage of Real Estate

ALL WHOM THESE PRESENTS MAY CONCERN

18172
Paid AND Cancelled this 19th day
of November, 1979. *James E. Parham*
witnesses *James E. Parham*

TED C. RUSSELL

ALFRED O. PARHAM

(hereinafter referred to as Mortgagor) is well and truly indebted unto
(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 Seven Thousand Six Hundred Twenty-Seven and 16/100-- Dollars,
due and payable: \$100.00 monthly, commencing on June 20, 1975, and continuing in a like amount on
the 20th day of each month thereafter, until paid in full, without interest prior to maturity, but
with interest after maturity at the rate of eight (8%) per cent per annum
to be paid:

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to
or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof,
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) to the Mortgagor in kind well
and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged,
has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors
and assigns:

ALL that certain piece, parcel, or lot of land, with all improvements thereon, situate, lying and
being in the State of South Carolina, County of Greenville, in Fairview Township, lying on the
western side of Highway 418, and being shown on a plat entitled Estate of J. B. Wasson, in Plat
Book "YY", at page 21, as Tract No. 3, having the following metes and bounds, to wit:

BEGINNING at a point in the center of Highway 418 at the corner of Tracts Nos. 7 and 8; thence
along the line of Tract No. 7, due west 1,640 feet to an iron pin; thence S. 67-04 E. 25 feet;
thence S. 59-74 E. 187.5 feet to a maple; thence S. 19-13 E. 300 feet to an iron pin of the corner
of Tract No. 9; thence along Tract No. 9, due east 1,330 feet to a point in the center of Highway
418; thence along the center of Highway 418, N. 00-30 E. 400 feet to the point of BEGINNING.
Said tract containing 13.1 acres, more or less.

THE WITHIN IS A SECOND MORTGAGE.

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 encum-
brances 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 Mort-
gagee, 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 Mort-
gagee 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 benefit of

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