

MORTGAGE - INDIVIDUAL FORM, **FILED** **GREENVILLE, S. C.**
 STATE OF SOUTH CAROLINA **BOOK 1507 PAGE 764**
 COUNTY OF GREENVILLE **JUL 18 PM '80** **MORTGAGE OF REAL ESTATE** **BOOK 77 PAGE 1230**
 TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, **Willis E. Tippin, Jr.**
 (hereinafter referred to as Mortgagor) is well and truly indebted unto **Mary K. Tippin**
 (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 **Ten Thousand, Nine Hundred, Eighty-nine and no/100** Dollars (\$10,989.00) due and payable in accordance with the terms of note of even date herewith which are incorporated herein by reference

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the on the principal indebtedness due on the note which this mortgage secures, which releases shall be executed by mortgage in due form of law upon request.

The above property is the same property conveyed to the mortgagor herein by deed of Island Investment Corporation recorded February 6, 1979 in Deed Book 1096 at page 604.

PAID AND SATISFIED IN FULL
THIS 29 DAY OF JULY, 1982
 Witnesseth: *Mary K. Tippin*
Mary K. Tippin
C. TIMOTHY SULLIVAN
C. Timothy Sullivan
JUL 29 1982
GREENVILLE, S. C.
JUL 18 PM '80
BOOK 77 PAGE 1230

Together with all and singular rights, members, appurtenances, and appertaining to the same belonging in any way incident or appertaining and all of 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 Mortgagor covenants that it is lawfully seized of the premises hereinafore 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 Mortgagor 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 Mortgagor 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 Mortgagor for any further loans, advances, or payments on credits that may be made hereafter to the Mortgagee by the Mortgagor 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.

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