

BOOK 1510 PAGE 948

GREENVILLE, S.C. 307 PETTIGRUST, GREENVILLE, S.C. 29603

STATE OF SOUTH CAROLINA } 37 PH '81
 COUNTY OF GREENVILLE: } ANNERSLEY
 RMC }
MORTGAGE OF REAL ESTATE
 TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 84 PAGE 1055

WHEREAS, Reggie Gaither London and Jamie T. London
 (hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & 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

According to terms of promissory note executed of even date herewith,
 March 26, 1974, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northerly side of Fairford Circle at joint
 front corner of Lots 96 and 97, and running thence along said joint line, N.
 39-31 W. 197.6 feet to an iron pin; thence N. 62-11 W. 6.75 feet to an iron
 pin at the joint rear corner of Lots 95 and 96; thence S. 6-45 W. 175.6 feet
 along the joint line of the said lots to an iron pin on Fairford Circle;
 thence along Fairford Circle, S. 83-15 E. 89.3 feet to an iron pin; thence
 further along said Circle, N. 72-03 E. 46.4 feet to an iron pin; thence fur-
 ther along said Circle, N. 51-56 E. 24.3 feet to an iron pin, at the point
 of beginning.

This is the same property conveyed to the Mortgagors herein by deed of
 Ratterree-James Insurance Agency dated December 22, 1975, and recorded in
 the RMC Office for Greenville County, S. C. in Deed Book 1029 at Page 238,
 on December 22, 1975. *28368*

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident
 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 above premises unto the Mortgagee, its heirs, assigns, 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 and dispose of 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 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 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.

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FILED IN DEED BOOK 1029 PAGE 238
 MAR 15 1975
 R. ANNERSLEY
 S. C.

