

FILED
GREENVILLE, CO. S. C.

JUN 2 4 52 PM '71

OLLIE FARNSWORTH
R. M. C.

BOOK 1193 PAGE 348

State of South Carolina,
County of Bamberg.
AND GREENVILLE.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I/We, William David Singleton,
IN THE STATE AFORESAID, hereinafter referred to as the mortgagor, whether one or more, have borrowed from HOME BUILDING AND LOAN ASSOCIATION, a corporation in the State aforesaid, hereinafter referred to as the Association, the sum of Twenty-Five Thousand Five Hundred (\$25,500.00) DOLLARS, and, as evidence thereof, have this day executed to the Association a certain note or obligation, payable at the office of the Association, in the City of Bamberg, South Carolina, with interest thereon at the rate of Eight ^{12/100} per centum (8 %) per annum, the same to be repaid in installments of not less than Two Hundred Nine and (\$209.12) -----Dollars, on the first day of each and every calendar month hereafter until the principal sum, with interest thereon, has been paid; interest not paid when due to bear interest thereafter at the same rate until paid. Said payments shall be applied as follows: (1) To the payment of interest due on said loan, computed monthly. (2) To the payment, at the option of the Association, of such taxes, assessments or insurance premiums as may be in default. (3) The balance of said amount to the payment to that extent as a credit on the principal of the loan evidenced hereby. The exact terms and conditions of said note will more fully appear by reference thereto. Said note providing for escalation of interest.

It being contemplated that from time to time the mortgagor may need to borrow additional funds, it is hereby agreed that, at its option, the Association may make additional advances to the mortgagor, all sums so advanced to be evidenced by the note or notes of the mortgagor and secured by this mortgage. Provided, such additional advances shall be limited to the extent that the principal indebtedness shall at no time exceed the original amount secured hereby.

NOW, KNOW ALL MEN, That the mortgagor, in consideration of the said debt and any additional advances which may hereafter be made, as evidenced by the said note or notes, and for better securing payment according to the terms thereof and performance of the conditions and covenants herein contained, and also in consideration of the sum of One Dollar to the mortgagor in hand paid by the Home Building and Loan Association, at and before the sealing and delivery of these presents (Receipt whereof is acknowledged) has granted, bargained, sold and released, and by these presents does grant, bar gain, sell, and release unto the Home Building and Loan

Association the following described real estate, to wit: All that certain lot of land with residence thereon, situate in the Town and County of Bamberg, State of South Carolina, and having the following boundaries and measurements, to wit: On the Northeast by the right of way of Dickinson Street and measuring thereon One Hundred Eighty-Nine and 59/100 (189.59) feet; on the Southeast by lot now or formerly of H. H. Stokes and measuring thereon One Hundred Thirty-Six and 60/100 (136.60) feet; on the Southwest by a canal separating this lot from property of Sidney T. Zemp, et al. and measuring thereon One Hundred Ninety-Eight and 628/1000 (198.628) feet; and on the Northwest by lot of F. Spann Brabham and measuring thereon a distance of One Hundred Thirty-Six (136) feet, more or less. This being the identical property acquired by the mortgagor by deed from Thomas H. Peake, et al. of even date herewith of record in the office of the Clerk of Court for Bamberg County in Deed Book 24, at Page 208.

ALSO: All of that lot of land in the County of Greenville, State of South Carolina, known as Lot 11, in Block G, on plat of S. Slater & Sons recorded in the R. M. C. Office for Greenville County in Plat Book K, at page 63, and having, according to said plat, the following metes and bounds, to wit: BEGINNING at an iron pin on the western side of Webster Street at the corner of Lot No. 10, and running thence N 78-47 W 107.05 feet to an iron pin; thence N 16-27 E 90 feet to an iron pin; thence S 68-15 E 111.65 feet to an iron pin; thence S 20-03 W 70 feet to the point of beginning and being the same property conveyed to the mortgagor in Deed Book 791, at Page 96.