REGULATION NO. 22 COMPLIED WITH

BOOK 1262 PAGE 623

MORTGAGE OF REACHESTATE OFFICE OF THE BYLE, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JAH 5 4 24 PH '73 MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, -----Michael James Ellison-----

(hereinaster referred to as Mortgagor) is well and truly indebted unto ----Jesse R. Canup-----

(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 Hundred and No/100-----

at the rate of \$50.00 per month, beginning thirty days from date and a like amount each successive month thereafter until paid in full,

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 hand 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, or hereafter constructed thereon, situate lying and being in the State of South Carolina, County of Greenville, containing 2.98 acres and according to plat made for mortgagee by Aaron M. Thompson, Surveyor, June 1, 1972, having the following metes and bounds, to-wit:

BEGINNING at a railroad spike in the center of a county road at corner of property of C. D. Thompson and running thence with said county road N. 4-45 E. 81.9 feet; N. 12-03 E. 190 feet and N. 32-35 E. 75 feet to corner of tract containing 1.95 acres; thence with the line of said tract S. 66-53 E. 555.7 feet to line of property of J. O. Williams Estate; thence with said line S. 24-30 W. 125 feet to an iron pin on line of C. D. Thompson; thence with Thompson line N. 89-53 W. 546.2 feet to the point of beginning.

BLOCK BOOK REFERENCE: Out of 611.2-1-4.

Together with all and singular rights, members, herditaments, 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 Mortgagoe 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 Mortgages for such further sums as may be advanced hereafter, at the option of the Mortgages, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgages for any further loans, advances, readvances or credits that may be made hereafter to the Mortgages by the Mortgages so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall be at 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 held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and that all such policies and renewals thereof shall be 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 the Mortgage debt, whether due or not.