

This mortgage is given to secure the payment of not only the note set forth hereinabove but also any and all other and further indebtednesses which mortgagor may contract to pay to mortgagee for future loans, advances or acceptances, made during the existence of this mortgage, and any renewal or renewals of note or notes for said present or future indebtedness, it being specifically acknowledged that open account sales hereafter made by mortgagee to mortgagor shall be covered by the within mortgage. The amount of indebtedness secured by the within mortgage, including the indebtedness set forth hereinabove and future advances, shall not exceed the total principal sum of Ninety Five Thousand and No/100 (\$95,000.00) Dollars.

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The above described land is a portion the same conveyed to it by
Blanche Eugenia Hudson on the 23rd day of
May 19 77 deed recorded in the office of Register of Mesne Conveyance
for Greenville County, in Book 1057 Page 154

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises unto the said The Wickes Corporation, its successors and assigns forever.

~~Heirs, Executors, Administrators and Assigns~~

And it ~~do~~ ^{does} hereby bind itself, its ~~Heirs, Executors, Administrators and Assigns~~ successors and assigns and forever defend all and singular the said premises unto the said mortgagee, its successors Heirs and Assigns, from and against it, its ~~Heirs, Executors, Administrators and Assigns~~ successors and assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And it, the said mortgagor, agree to insure the house and buildings on said land for not less than One Hundred Ten Thousand and No/100 (\$110,000.00)----- Dollars, in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire during the continuation of this mortgage, and make loss under the policy or policies of insurance payable to the mortgagee, and that in the event it shall at any time fail to do so, then the said mortgagee may cause the same to be insured as above provided and be reimbursed for the premium and expense of such insurance under this mortgage. Upon failure of the mortgagor to pay any insurance premium or any taxes or other public assessment or any part thereof the mortgagee may at his option declare the full amount of this mortgage due and payable.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if it the said mortgagor, do and shall well and truly pay, or cause to be paid unto the said mortgagee the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said note, then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise to remain in full force and virtue.

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