

REC-3-15-81 774

NOTE:

Without limiting the generality of any other provisions hereof, this mortgage also secures, in accordance with Section 29-3-50, Code of Laws of South Carolina, 1976 (1) all existing indebtedness of the Mortgagor to the Mortgagee, evidenced by promissory notes or other instruments referred to herein, and all renewals and extensions thereof, (2) all future advances that may subsequently be made to the Mortgagor by the Mortgagee, to be evidenced by promissory notes or other instruments referred to herein, and all renewals and extensions thereof, and (3) all other indebtedness of the Mortgagor to the Mortgagee, now due or to become due or hereafter contract pursuant to any of the instruments referred to herein as being secured hereby, the maximum principal amount of all existing indebtedness, future advances, and all other indebtedness outstanding at any one time not to exceed the total sum of \$110,000.00, with interest thereon, attorneys' fees and costs.

This mortgage is junior and subordinate to the lien of that certain mortgage to First Federal Savings and Loan Association, recorded in Mortgage Book 1466 at page 954. The Mortgagor herein covenants and agrees that he will not allow the aggregate outstanding balances of the foregoing mortgage to, at any time, exceed the sum of \$80,000 so long as the within mortgage is in effect.

It is understood and agreed that any default under the terms and conditions of the aforesaid mortgage to First Federal Savings and Loan Association will constitute an act of default under the within mortgage, entitling the Mortgagee to exercise all remedies set forth herein.



RECORDED FEB 27 1981

at 12:53 P.M.

21291

Handwritten notes: 21291X, 1001, 1002

Filed for record in the Office of the R. M. C. for Greenville County, S. C., at 12:53 P.M. Feb. 27, 19 81 and recorded in Real - Estate Mortgage Book 1533 at page 720

R.M.C. for G. Co., S. C.

\$110,000.00

Lot 44 HUNTINGTON

4328 RV-2

9724