

GR-FILED
 HORTON, DRAWDY, HAGINS, WARD & JOHNSON, P.A. 307 PETTIGRU ST., GREENVILLE, S.C. 29603
 STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE
 1591 734
 FEB 11 10 08 PM '83
 DONNIE S. ANKERSTADT
 R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Leonard G. Hill
 (hereinafter referred to as Mortgager) is well and truly indebted unto Charles Thomas Smith

(hereinafter referred to as Mortgagee) as evidenced by the Mortgager's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Fifteen Thousand and No/100 Dollars (\$15,000.00) due and payable

according to the terms of that certain promissory note executed of even date herewith,

with interest thereon from date at the rate of 12% per centum per annum, to be paid as provided in said note; and

WHEREAS, the Mortgager may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgager's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgager, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgager 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 Mortgager 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, together with all improvements thereon, situate, lying and being on the Southern side of Rogers Avenue, County of Greenville, State of South Carolina, being known and designated as Lot No. 19 on a plat entitled "B. E. Geer Property", recorded in the RMC Office for Greenville County, S. C. in Plat Book G, at Page 238, and being further shown and designated on a more recent plat entitled "Property of Leonard G. Hill", dated February 7, 1983, prepared by Freeland & Associates, and having, according to a more recent survey, the following metes and bounds:

BEGINNING at an iron pin on the southern side of Rogers Avenue at the joint front corner of Lots Nos. 19 and 20 and running thence with the southern side of Rogers Avenue, N. 83-55 E. 50.0 feet to an iron pin at the joint front corner of Lots Nos. 18 and 19; thence with the line of Lot No. 18, S. 5-50 E. 150.5 feet to an iron pin at the joint rear corner of Lots Nos. 18 and 19; thence with the rear line of Lot No. 10, S. 83-55 W. 50.0 feet to an iron pin at the joint rear corner of Lots Nos. 19 and 20; thence with the line of Lot No. 20, N. 5-50 W. 150.5 feet to the point of beginning.

This is the identical property conveyed to the Mortgager herein by deed of Charles Thomas Smith, dated February 11, 1983, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1182, at Page 517, on February 14, 1983.

STATE OF SOUTH CAROLINA
 DEPARTMENT OF REVENUE
 DOCUMENTARY STAMP
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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 Mortgager 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 Mortgager further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgager and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgager further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for 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 Mortgager 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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