STATE OF SOUTH CAROLINARE FIVELLE CO. S. C. COUNTY OF GREENVILLE MAR PH 12 22 PM 102

12 23 PM '93 to all whom these presents may concern:

DONNIE S. TANKERSLEY

WHEREAS,

Bob Y. Weathers

(hereinafter referred to as Mortgagor) is well and truly indebted unto Thomas K. Wong and Vivian A. Wong

as set forth in note of even date herewith.

with interest thereon from date at the rate of 11% per centum per annum, to be paid:

semi≕annually

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 Mortgagoe 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 Mortgagoe 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 piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina on the southerly side of Roper Mountain Road, being known and designated as Lot No. 28 as shown on a plat of Huntington Subdivision, prepared by Piedmont Engineers & Architects, and having, according to a plat entitled "Property of Lois G. Vaughn and James W. Vaughn", recorded in the RMC Office for Greenville County in Plat Book NNN at page 27, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Roper Mountain Road, which iron pin is located 230 feet, more or less, in a westerly direction from the northwestern most corner of property now or formerly of Anderson and running thence S. 3-57 E. 360 feet to an iron pin; thence S. 86-03 W. 230 feet to an iron pin; thence N. 3-57 W. 360 feet to an iron pin on the southerly side of Roper Mountain Road; thence with the southerly side of Roper Mountain Road, N. 86-03 E. 230 feet to the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of the mortgagees herein of even date to be recorded herewith.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
STAMP
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EB. 11218

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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 attacked, 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 physichold furniture, be considered a part of the real estate.

PANE 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 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 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 held by the Mortgagee, and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does 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 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 all premiums therefor when due; and that it does hereby assign to the Mortgagee the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.

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