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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN.

FILED
GREENVILLE CO. S.C.

DECS 3 11 23 AM '84

DONNIE S. TANKERSLEY

WHEREAS, REGINA H. ELLIS

(hereinafter referred to as Mortgagor) is well and truly indebted unto Carolina Floral Inc. of Greenville

(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 TWO Thousand

Dollars (\$2,000.00) due and payable

set out in said note.

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, State of South Carolina as shown on survey for Dr. Joseph E. Crosland, dated April 3, 1970, prepared by Carolina Engineering and Surveying Company, which is recorded in the R.M.C. Office for Greenville County in Plat Book VVV at Page 39A, said lot having the following metes and bounds, to-wit:

BEGINNING at a point on Saluda Lake, joint corner of property of Holloway and running thence with Saluda Lake, N. 50-30 W., 150 feet to a point; thence continuing with said lake N. 8-42 W., 85 feet to a point; thence continuing with said lake N. 14-42 E., 106.3 feet to a point, corner of property of Watts, thence with the line of property of Watts S. 75-53 E., 208.9 feet to a point, joint corner of property of Watts and Holloway; thence with the line of property of Holloway S. 33-55 W., 38.7 feet to a point; thence continuing with line of property of Holloway S. 21-0 W., 216.5 feet to the point of beginning.

ALSO: ALL my right, title and interest, in and to those certain rights of way and easements conveyed to Joseph E. Crosland by right of way instrument dated December 17, 1967 by and between Joseph E. Crosland and Jordan M. Holloway, said Agreement recorded in the R.M.C. Office for Greenville County in Deed Book 834 at Page 457, said rights of way and easements conveyed to James Williams Durham by Joseph E. Crosland in deed dated April 15, 1970 and recorded in the R.M.C. Office for Greenville County in Deed Book 888 at Page 74 and from James William Druham to James R. Ellis by deed Dated May 30, 1970 recorded in the R.M.C. Office for Greenville County in Deed Book 891 at Page 131.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights of way which are a matter of record and/or actually existing on the ground affecting the above described property.

MORTGAGEE'S ADDRESS: 640 N. Main Street, Greenville, South Carolina.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 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 Mortgagee 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 Mortgagor 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.

(3) That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction loan, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgagee may, at its option, enter upon said premises, make whatever repairs are necessary, including the completion of any construction work underway, and charge the expenses for such repairs or the completion of such construction to the mortgage debt.

Derivation: Deed of James R. Ellis to J. Roger and Regina H. Ellis in Deed Book 1057 Page 113 Recorded 23 May, 1977.

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