

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS V. A. Wright

hereinafter referred to as Mortgagor is well and truly indebted unto Julie Mae Massey

hereinafter referred to as Mortgagee as evidenced by the Mortgage's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of

Seven Thousand Five Hundred ----- Dollars \$7,500.00 due and payable  
at the rate of Ninety-one Dollars (\$91.00) per month beginning August 1st, 1975  
and a like amount each and every month thereafter until paid in full

with interest thereon from date at the rate of 8% per centum per annum to be paid monthly.

WHEREAS the Mortgagee may hereafter be and is hereby authorized to advance to the Mortgagor's account for taxes, insurance premiums, public assessments, repairs or for any other purpose

NOW KNOW ALL MEN that the Mortgagee in consideration of the above debt and in order to secure the payment thereof, and as an inducement and for the purpose for which the Mortgagee 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 Mortgagee and well and truly paid by the Mortgagee at and before the making and delivery of these presents, the receipt whereof is hereby acknowledged by the Mortgagee, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its heirs and assigns

ALL that certain parcel of land which is more particularly described hereinafter situated being and being in the County of Greenville, Greenville, being shown as Lot No. 10, Section B, on a plat of the property of J. Ed Means, recorded in the R. M. C. Office for Greenville County in Plat Book J, Pages 186-7, reference to said plat being craved for a more particular description.

THIS IS A PURCHASE MONEY MORTGAGE.



Together with all and singular rights, members, hereditaments, 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 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 Mortgagee 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.

4328 RV.21