

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE, S.C.

## MORTGAGE OF REAL ESTATE

1971-11-03 PM

TO ALL WHOM THESE PRESENTS MAY CONCERN

RECEIVED  
1971-11-03 PM

WHEREAS, Weldon Lloyd Norton

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Unice Inc., U.S.A.

(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 Eight Thousand and No/100-----

Dollars (\$ 8,000.00) due and payable

\$110.00 on the 7th day of September, and on the 7th day of each month thereafter through August 7, 1971, and then the amount of \$110.00 on the 7th day of each month thereafter, with payment being applied, first to interest and balance to principal; balance due five (5) years after date of its the privilege to anticipate payment of part or all at any time after one (1) year, with interest thereon from date of the rate of nine (9) percent per annum, unpaid monthly.

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.

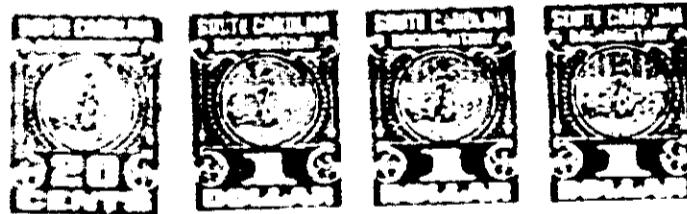
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagee in hand well and truly paid by the Mortgagee at and before the making 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, in Linville Township, on the northeastern side of Licker Road and being more fully described in plat of "Property of Weldon Lloyd Norton" dated May 22, 1971 prepared by C. F. Webb, PLS, and recorded in the SCC Office for Greenville County, S. C. in Plat Book # at page 33 and having, according to said plat, the following rates and bounds, to-wit:

BEGINNING in the center of Licker Road and running thence along a line of Holliday land, L. 3-12 R. 550, 1 foot to an iron nail thence L. 74-55 R. 750, 6 feet to an iron nail thence along a line of Martin property, S. 15-04 L. 370, 7 feet to the center of Licker Road thence along the center of Licker Road, L. 15-21 R. 217, 2 feet to a nail and back thence continuing along the center of said road, L. 22-10 R. 250, 1 foot to the beginning corner.

The above described is the same property conveyed to the Mortgagor herein by Illeine S. Holliday by deed dated June 30, 1971 and recorded in the SCC Office in Deed Book 317 at page 222.

S. 320



Together with all and singular rights, members, beratements, and appurtenances to the same belonging in any way incident or pertaining, 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, readances 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 Mortgagor, and have attached thereto, payable directly to the Mortgagee, 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 covering the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss due to the Mortgagee to the extent of the liability owing on the Mortgage debt, whether due or not.

(CONTINUED ON NEXT PAGE)

4323 RV.21