/ Michael C. Hallman 700 E. North St. Greenville, 1.1.

并被被他的原理的现在分词,但是他们的现在分词,但是他的现在,但是是是一种的人的,这些人的人的人的人的人的人的人的人的人的人的人的人的人的人的人的人的人的人的人

STATE OF SOUTH CAROLAGENVILLE CO. S. C. COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE 1305 HE 701

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BORKIE S. TANKERSLEY

WHEREAS,

Barbara W. Maroney

thereinafter referred to as Mortgagor) is well and truly indebted unto Mary B. Matson of 710 Grescent Ave., Greenville, S.C.

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

Nine thousand and no/100----- Dollars (\$ 9,000.00 ldw we symble in accordance with items of note executed of even date and in connection herewith

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

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Morgagor'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 Mortgager in hand well and truly paid by the Mortgagee at and before the scaling 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 Mortgagre, its successors and assigns:

all that certain piece, parcel, and lot of land situate, lying and being in the city of Greenville, State of South Carolina on the northern side of Longview Terrace, being known and designated as Lot 411, according to a plat of Forest Heights sub-division which plat is retorded in the RMC office for Greenville County in Plat Book "P" at page 71 and according to a more recent survey by Dalton & Neves Engineers entitled " Property og Richard H. Sawyer", having the following metes and bounds, to-wit:

Begining at an iron pin on the northern edge of Longview Terrace, said pin being 951 feet east of the northern intersection of East Faris Road and Longview Terrace and running thence north 26-55 E. 168.3 feet to an iron pin; Thence S 65-45 E. 70.1 feet to iron pin; thence S 26-55 W, 171.6 feet to an iron pin on the northern edge of Longview Terrace; thence with Longview Terrace, N 03-05 W, 70 feet to iron pin, the point of beginning.

The within mortgage is junior and second in rank to that certain Real Estate Mortgage given by the mortgager herein unto Fidelity Federal Savings and Loan Association on June 6, 1973 in the original amount of \$23,600.00 and recorded in the RMC office for Greenville County in mortgage book 1,279 at page 677.



Together with all and singular rights, members, herditaments, and appartenances to the same belonging in any way incident or appertaming, and of all the resit, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting furtures now or hereafter attached, connected, or fitted thereto in any manner, it being the intention of the parties hereto that all such firtures 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 beirs, successors and assigns, forever.

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The Mortgagor covenants that it is lawfully seized of the premises bereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encomber the same, and that the premises are free and clear of all liens and encumbrances except as provided berein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagoe forever, from and manager laufally class

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 Morigagee for any further loans, advances, readvances or credits that may be made hereafter to the Morigagee by the Morigagee 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 bereafter 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 beld 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 policie insuring the mortgaged premises and does be authorize a whole the Mortgagee company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt in balance loss. the Mortgage debt, whether due or not.