

State of South Carolina

VOL 1004 PAGE 148 QVMS RE/ECO - 10

COUNTY OF GREENVILLE

REAL ESTATE FUTURE ADVANCE MORTGAGE
MAY 23 4 51 PM '84
JONES - FINLEY
R.M.C.

WHEREAS, the said Charles P. Finley
(mortgagor) in and by that certain agreement bearing date the 18th day of May,
19 84, stand firmly held and bound unto Safe Federal Credit Union

(mortgagee), for such existing indebtedness and all future advances for an amount not exceeding the maximum principal amount of \$ 25,000.00, plus interest thereon, attorney's fees, court costs, and any payments by the mortgagee for insurance, taxes, or repairs pursuant to the terms of that aforesaid open-end credit agreement;

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 according to said open-end agreement has granted, bargained, sold and released and by those presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

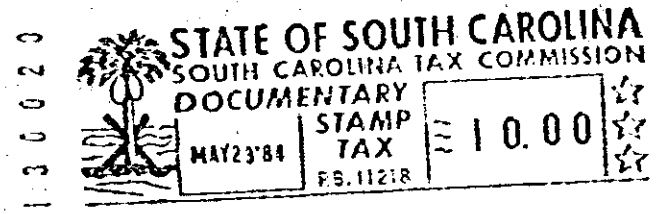
ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the northern side of Bristol Drive and being known and designated as Lot No. 9 of PALMETTO DEVELOPERS, INC. as shown on plat prepared by Dalton & Neves, recorded in the RMC Office for Greenville County in Plat Book KK at Page 131, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Bristol Drive, front corner of Lots 10 and 9; thence with the line of said lots, N.41-18 W. 140 feet to an iron pin; thence S.48-42 W. 80 feet to an iron pin in line of Lot 8; thence with line of Lot 8, S.41-18 E. 150 feet to an iron pin on said Drive; thence with said Drive, N.41-34 E. 80 feet to the point of beginning.

THIS is the same property as that conveyed to the Mortgagor herein by deed of Carl M. Jones recorded in the RMC Office for Greenville County in Deed Book 659 at Page 353 on September 23, 1960.

THIS is a second mortgage subject to that certain first mortgage to Safe Federal Credit Union recorded in the RMC Office for Greenville County in Mortgage Book 1538 at Page 728 on April 20, 1981 in the original amount of \$10,000.00.

THE mailing address of the Mortgagee herein is P. O. Box 5770, Shaw Air Force Base, South Carolina 29152.



Together with all 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 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, subject to change from time to time.

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