GREEHVILLE CO. S. C.

Mann, Foster & Richardson, Attorneys at Law, Greenfille, S.C.

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STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

FOR THE STATE SELECTION OF THE STATE

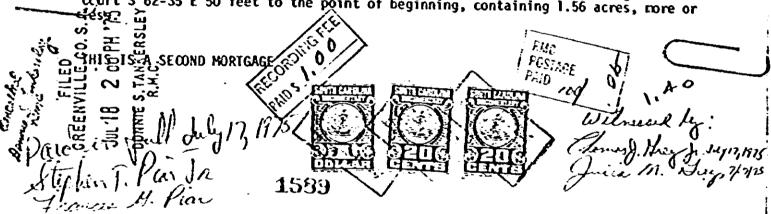
31 10:672 TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Ke, Floyd S. Long and Sandra H. Long

thereinafter referred to as Mortgram) is well and truly todebted unto Stephen T. Piar, Jr. and Frances G. Piar

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

corner of Lots Nos. 11 and 12, and running thence along the joint line of said Lots N 27-25 E 251.3 feet to an iron pin; thence S 76-30 X 334.4 feet to an iron pin; thence along the joint line of Lots Nos. 12 and 13 S 0-23 E 247 feet to an iron pin on the northern side of Tillman Court; thence along the northern side of Lillman Court S 79-14 E 166 feet to an iron pin; thence continuing along said Court S 62-35 E 50 feet to the point of beginning, containing 1.56 acres, more or



Together with all and singular rights, members, berditaments, and apportenances to the same belonging in any way incident or appertaining, and of all the rents, tirces, 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 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 beirs, successors and assigns, forever.

The Mortgagor coverants that it is lawfully seized of the premises bereinsbove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or excumber the same, and that the premises are free and clear of all tiens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgages 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 (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 Mortgagee 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 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.