

STATE OF SOUTH CAROLINA
 COUNTY OF Spartanburg
 RECORDING FEE PAID \$ 2.50
 FILED GREENVILLE CO. MORTGAGE OF REAL ESTATE
 DEC 18 10 31 AM '75
 BOOK 44 PAGE 155
 BOOK 1356 PAGE 163
 ALBIN C. BERRES & DONNIE S. TANKERSLEY BERRES
 (Name or name as they appear on the deed instrument)

Whereas, _____ of the County of GREENVILLE in the State aforesaid, hereinafter called the Mortgagor, is indebted to Homemakers Loan & Consumer Discount Company, a corporation doing business under the laws of the State of South Carolina, hereinafter called Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference in the principal sum of two thousand one hundred Dollars (\$ 2100.00).

Whereas, the Mortgagee, at its option, may hereafter make additional advances to the Mortgagor, or his successor in title, at any time before the cancellation of this mortgage, which additional advance(s) shall be evidenced by the Note(s) or Additional Advance Agreement(s) of the Mortgagor, shall bear such maturity date and other provisions as may be mutually agreeable, which additional advances, plus interest thereon, attorneys' fees and Court costs shall stand secured by this mortgage, the same as the original indebtedness, provided, however, that the total amount of existing indebtedness and future advances outstanding at any one time may not exceed the maximum principal amount of Twenty thousand and ^{NO}/₁₀₀ Dollars (\$20,000.00), plus interest thereon, attorneys' fees and Court costs.

Now, Know All Men, the Mortgagor in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of One Dollar (\$1.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, assigned, and released, and by these presents does grant, bargain, sell, assign, and release unto the Mortgagee, its successors and assigns the following described property:

All that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 4, Sundown Circle, Peppertree subdivision, Section #1, as shown on a plat dated February 17, 1972, recorded in Plat Book 4N at Page 72, and having according to said plat, the following metes and bounds, to-wit: Beginning at a point located on the Southeastern side of the right-of-way of Sundown Circle, a joint corner of Lots Nos. 3 and 4, thence S. 71-00 W. 135 feet to a point; thence N. 15-52 W. 85 feet to a point; thence N 73-06 E.

The following described household appliances are, and shall be deemed to be, fixtures and a part of the realty and are, along with any furniture or household goods, which may be hereinafter described, a portion of the security for the indebtedness hereinafter mentioned; said household appliances and other chattels are described as follows: 134.8 feet to a point on said right-of-way; thence S. 16-00 E. 80 feet to the point of beginning.

PAID IN FULL & SATISFACTION OF RECORD IS AUTHORIZED THIS 17th DAY OF December 1975.
 BY Albin C. Berres Donnie S. Tankersley VICE PRES. 17059
 WITNESSES: Albin C. Berres Donnie S. Tankersley

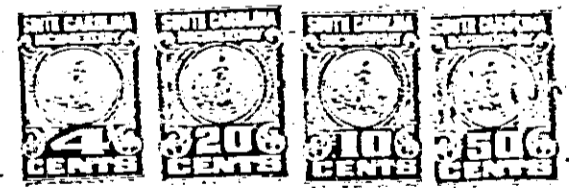
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Together with all and singular the improvements thereon and the rights, members, hereditaments and appurtenances to the same belonging or in any wise appertaining; all the rents, issues, and profits thereof (provided, however, that the Mortgagor shall be entitled to collect and retain the said rents, issues, and profits until default hereunder); and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

To Have and To Hold, all and singular the said property unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises herein above described in fee simply absolute (or such other estate, if any, as is stated hereinbefore), that he has good, right, and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever except: (If none, so state)

Carolina Nat'l Mtg. Inv. Co.



The Mortgagor further covenants to warrant and forever defend all and singular the premises as herein conveyed, unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

GREENVILLE CO. S. C. DEC 28 1975

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