

HOBSON DRAVINS, HIGGINS, WARD & BRADLEY, P.A. 307 FETTERBURGH ST., GREENVILLE, S.C. 29633

1491 957

STATE OF SOUTH CAROLINA O.S.C. MORTGAGE OF REAL ESTATE 70 1198
COUNTY OF GREENVILLE 27th '80

TO ALL WHOM THESE PRESENTS MAY CONCERN:

H.C. ERSLEY

WHEREAS James G. Johnson, III,

hereinafter referred to as Mortgagee) is well and truly indebted unto Southern Bank & Trust Company

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

Eighteen Thousand Six Hundred and No/100----- Dollars (\$ 18,600.00) due and payable

recorded in the RMC Office for Greenville County, S. C. in Deed Book 1126
at Page 186

33177

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incidental or appertaining, and of all the rents, issues, and profits which may arise to be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner, if 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, his heirs, executors and assigns forever.

The Mortgagee covenants that it is lawfully seized of the premises hereunto described in fee simple absolute, and 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 Mortgagee further covenants to warrant and defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons who may lawfully claim the same to be lawfully thereon.

The Mortgagee further covenants and agrees that it shall, at the option of the Mortgagee, at the option of the Mortgagee, secure the payment of taxes, insurance, and other charges, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, reimbursements 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 same rate as the mortgage debt and shall be payable on demand unless otherwise provided in writing.

That it will keep the improvements 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 the Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and an amount not less than the mortgage debt, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable 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 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, when due or due.

Bozeman and Grayson, Attorneys

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