

MORTGAGE INDIVIDUAL FORM - JOHN M. DILLARD, P.A.  
 STATE OF SOUTH CAROLINA - GREENVILLE, GREENVILLE, S. C. BOOK 1517 PAGE 274  
 COUNTY OF GREENVILLE - GREENVILLE, S. C. 1605 Laurens Road  
 MORTGAGE OF REAL ESTATE BOOK 77 PAGE 288

TO ALL WHOM THESE PRESENTS MAY CONCERN:  
 WHEREAS, JOSEPH E. YATES, DONNA H. YATES and CHRISTINE B. HENDRIX  
 H.C.

Hereinafter referred to as Mortgagor) is well and truly indebted unto GERALD R. GLUR REAL ESTATE, INC.

Hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of One Thousand Three Hundred and no/100ths Dollars (\$ 1,300.00 ) due and payable as set forth in said note,

with interest thereon from date at the rate of 12 per centum per annum, to be paid monthly.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor'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 Mortgagee may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagor, do hereby covenant, warrant and forever defend the said Mortgagee in and to the said Mortgagee in hand well and truly paid by the Mortgagor at and

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*26650*  
*Paid & satisfied in full on this 20th day of May, 1982.*

Witness: *Chas. Henderson*

Witness: *Raymond D. ...*

MAY 28 1982

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 CO. S. C.  
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 GREENVILLE, S. C.

*Corrected*  
*Donna H. YATES*

STATE OF SOUTH CAROLINA  
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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 fixed 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 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, firm and against the Mortgagor and all persons whatsoever lawfully claiming the same or any part thereof.

The Mortgagee 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 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 same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

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