Mortgage of Real Estate

County of

GREENVILLE

this Mortgage made this 28th day of February
(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 867 Greer, South Carolina 29651
WITNESSETH: THAT WHEREAS. Richard Dean Howard and Jackie Mason Howard is indebted to Mortgagee in the maximum principal sum of Fourteen Thousand Six Hundred Fifty=

evidenced by the Note of Richard Dean Howard and Jackie Mason Howard of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is February 28, 1988 after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976) (i) all future advances and readvances that may

Seven and 90/100----- Dollars (\$ 14,657.90

subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof, and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed $\frac{14,657.90}{\text{plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorneys fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property.$

ALL that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, Greenville County, Chick Springs Township and being known and designated as Lot \$21 of Bonaire Acres as shown on a plat entitled "Bonaire Acres" prepared by C. C. Jones, Civil Engineer on September 1964 and recorded in Plat Book GGG at page 188 in the R. M. C. Office for Greenville County as having the following metes and bounds, to-wit:

BEGINNING at the joint front corner of Lot \$20 and 21 on Wilson Drive and running thence S. 54-53 E. 167.8 feet, thence N. 31-15 E. 110.2 feet to the center of a ten feet drainage easement, thence N. 54-53 W. 160.4 feet to a point on Wilson Drive, thence down the boundary of Wilson Drive, S. 35-07 W. 110 feet to the beginning corner.

This conveyance is subject to ten fee drainage easement and the building line as shown on Plat Book GGG at page 188 and also subject to the Restrictive Covenants being recorded in Deed Book 762 at page 127 in the R. M. C. Office for Greenville County.

This conveyance is the identical property conveyed to Richard Dean Howard and Jackie Mason Howard by deed of Alvin Howard and Esther J. Howard on January 7, 1976 and recorded on January 14, 1976 in Ded Book 1030 at page 178 in the R. M. C. Office for Greenville County.

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TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto. (all of the same being deemed part of the Property and included in any reference thereto).

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