& Ariail MORTGAGE - INDIVIDUAL FORM - XMKKARD&MITCHELL/RA., GREENVILLE, S.C.

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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

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GREEN CO. S. CHORTGAGE OF REAL ESTATE

3 40 PH WHOM THESE PRESENTS MAY CONCERN: Donald L. Hartke, Jr. Pand YGina May Hartke WHEREAS.

Wilma Rae Miller Plourde (hereinafter referred to as Mortgagor) is well and truly indebted unto

(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

Ten Thousand and no/100-----.\_\_\_\_\_Dollars (\$ 10,000,00) due and payable as provided in the terms of the promissory note of even date, said terms are incorporated herein by reference

ZMERNEM NEWSWEDNENNIKX AND KENDY WAND HENDRENDER SANKER

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 Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Montgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Montgagor in hand well and truly paid by the Montgagee, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

ALL that piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the northern side of Aspenwood Drive in Greenville County, South Carolina in the Town of Simpsonville, being known and designated as Lot No. 197 as shown on a plat entitled WESTWOOD, SECTION III made by Piedmont Engineers and Architects dated June 21, 1971, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4N at Page 30, reference to said plat is hereby craved for the metes and bounds thereof.

The above property is the same property conveyed to Donald L. Hartke, Jr. and Gina May Hartke by deed of Wayne M. Norris and Bebe O. Norris of even date to be recorded herewith.

This is a second mortgage junior in lien to the mortgage covering the above described property given to Collateral Investment Company recorded in Mortgage Book 1391 at Page 513 in the R.M.C. Office for Greenville County, South Carolina.

If all or any part of the mortgaged premises are sold or transferred by the Mortgagors, the whole of the principal sum and interest shall become due and payable at the option of the Mortgagee.

ogether with all and singular rights, members, herditaments, and apputtena 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 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 hein, 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 faufully 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, 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 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 Mortgager 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 be ar 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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