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*John V. ...*

BEGINNING at an iron pin on the west side of Belmont Avenue, at the southeast corner of the above described lot, and running thence along the west side of Belmont Avenue, S. 3-0 W., 75 feet, more or less, to an iron pin at corner of lot now or formerly of B.S.H. Harris; thence along said Harris lot, N. 85-0 W., 165 feet, more or less, to an iron pin at corner of lot now or formerly of W.H. Geer; thence N. 3-0 E., 75 feet, more or less, to an iron pin in line of lot now or formerly of S. S. Newell; thence S. 85-0 E., 165 feet, more or less, to an iron pin on the west side of Belmont Avenue, the beginning corner.

This is the same property conveyed to the mortgagor herein by deed of Olive B. Bass, dated April 8, 1944, recorded in the RMC Office for Greenville County, S.C. in Deed Book 262, at page 299.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or 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 successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, 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. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at the times and in the manner therein provided.
2. 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, and also any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee; and that 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.