OND THE PARTY.

B S S W M B

1064 march

MOTIONATE OF MALE CONSTITUTION OF W. W. WILLIAM PROPERTY COMMANDES COMMANDES

TO ALL WHOM THESE PRESENTS MAY COMCREM. Roy Stanford Butler and Loretta C. Butler

WHEREAS. We, Roy Stanford Butler and Lor etta C. Butler

theseinafter referred to as Mortgagor) is well and truly indebted unto Cecil A. Hodgens

(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

Six Thousand (----- Dollars (* 6,000.00) due and payable \$1200.00 on July 26, 1968, \$1200.00 on July 26, 1969, \$1200.00 on July 26, 1970, \$1200.00 on July 26, 1971, \$1200.00 on July 26, 1972

with interest thereon from date at the rate of 7 per centum per annum, with the same rate as principal in the rate of per centum per annum, with the same; all a terest not paid

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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe,

Cecil A. Hodgens,

All that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, in Paris Mountain and Bates Townships, being known and designated as Tract 1-A on Plat of the Property of Z. P. Batson Estate prepared by H. S. Brockman, R. S. December 29, 1961, said plat being of record in the RMC Office for Greenville County in Plat Book III at page 43, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at a point in a county road at the southwest corner of tract No. 2 and running thence with said county road S. 52-15 W. 400 feet to a stake; thence N. 51-15 W. 1056 feet to corner of Tract 1-B; thence along a black top road N. 10-25 W. 700 feet; thence still with said road N. 7-50 W. 253 feet to a pin; thence S. 68 E. 140.9 feet; thence S. 74 E. 140 feet to corner of Tract No. 2; thence with line of Tract No. 2 S. 37-15 E. 1404 feet to the beginning corner, and containing 16.05 acres.

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 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, his or its heirs, 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 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, 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 convenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor 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.