

1425 737
HORTON, DRAWDY, MARCHBANK & CHAPMAN & BROWN, P.A. 307 PETTIGRU ST., GREENVILLE, S.C. 29603
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
MAR 13 3 52 PM '75
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Henry T. Little -----

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Bank -----

April 30, 1975

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of ~~XXXXXX~~, the terms of which are incorporated herein by reference, in the sum of Fifty-five Thousand Two Hundred Sixty-nine and No/100 -----

Dollars (\$ 55,269.00---) due and payable

in 96 equal monthly installments of Seven Hundred Ninety-five and 87/100 (\$795.87) Dollars, said monthly payments to be applied first to interest and then to principal,

April 30, 1975

with interest thereon from ~~20%~~ at the rate of 8 1/2 per centum per annum, to be paid: commencing on the first day of June, 1975, and continuing on the first day of each month thereafter

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 Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee 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 certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, on the southwestern side of Cleveland Street Extension, being shown and designated as Lot 3 on a plat of Professional Park-on-Cleveland, site plan recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book 4S at Page 49 and also being shown as Lot 3 on a plat entitled "Professional Park on Cleveland" by Campbell & Clarkson Surveyors, Inc. dated December 27, 1971 revised February 15, 1972 and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin which is located S. 66-36 E., 8.3 feet from the existing right of way of Cleveland Street Extension in the common line of property of Duke Power Company and the property herein described and running thence S. 56-06 E., 60 feet to an iron pin at the joint corner of Lots 2 and 3 and thence running along the line of said lots S. 24-47 W., 39 feet to an iron pin; thence S. 32-03 W., 80 feet to an iron pin; thence N. 57-57 W., 45 feet to an iron pin; thence N. 8-41 W., 87.6 feet to an iron pin in the line of property of Duke Power Company; thence with the line of the property of Duke Power Company N. 66-36 E., 65.7 feet to the point of beginning.

Also, all of the mortgagor's right, title and interest in and to easements for ingress and egress in and over that 7 foot strip of land reserved for future widening of Cleveland Street Extension shown on said plat and lying between the above described lot and Cleveland Street as it presently exists.

This is the same property conveyed to the mortgagor herein by deed of Joseph A. Wells, Trustee recorded in the R.M.C. Office for Greenville County in Deed Book 960 at Page 595 on the 20th day of November, 1972.

The within mortgage is given by the mortgagor herein to replace that certain mortgage previously given by him to Community Bank dated April 30, 1975 recorded in the R.M.C. Office in REM Book 1338 at Page 16 which was mistakenly satisfied by the mortgagee on February 21, 1978 and (see back page)

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, 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, 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 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.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or if such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.

4328 RV-2