

HERRON BRADY MARCHAND, ASHMORE, CHALMAN & BROWN, P.A. REGISTERED PROFESSIONAL ENGINEERS

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE } 12 3 05 PM '79
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JOHN A. HAGINS, JR. AND PRISCILLA F. HAGINS

hereinafter referred to as Mortgagor) is well and truly indebted unto V. STOKES BROWNING

(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 Seventeen Thousand Five Hundred and no/100ths----- Dollars (\$ 17,500.00) due and payable with \$3,750.00 payable not prior to January 1, 1979 nor subsequent to April 30, 1979, and with \$8,750.00 payable not prior to January 1, 1980, nor subsequent to April 30, 1980 provided that the mortgage which shall secure this note shall be subordinate to any construction loan or subsequent mortgage.

with interest thereon from date at the rate of 8 1/2 per centum per annum, to be paid together with said annual payments

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 making 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 lot of land situate on the Northeast side of Wembley Road in the City of Greenville, in Greenville County, South Carolina shown as Lot No. 44 on Plat of Section F of Gower Estates made by R. K. Campbell and Webb Surveying & Mapping Co., November 1965, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book JJJ, Page 99, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of Wembley Road at the joint front corner of lots 44 and 45 and runs thence along the line of lot 45, N. 56-10 E. 254.9 feet to an iron pin; thence S. 76-30 E. 202 feet to an iron pin; thence with the line of lot 45, S. 58-56 W. 185.4 feet to an iron pin on the northeast side of Wembley Road; thence with the curve of Wembley Road (the chord being N. 16-14 W. 78.7 feet) to an iron pin; thence still with the curve of Wembley Road (the chord being N. 48-49 W. 66.2 feet) to an iron pin; thence with the curve of Wembley Road (the chord being N. 64-53 W. 91 feet) to an iron pin; thence with the curve of Wembley Road (the chord being N. 51-33 W. 36.0 feet) to an iron pin; thence still with the curve of Wembley Road (the chord being N. 37-30 W. 36 feet) to the beginning corner.

Being the same property conveyed to mortgagor by deed of V. Stokes Browning as recorded in the R.M.C. Office for Greenville County in Deed Book 1094, at Page 468 on December 29, 1978.

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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 to 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 such advances shall be repaid 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 in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and proceeds therefrom 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 it hereby authorizes 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.

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