STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE CREENVILLE

MORTGAGE OF REAL ESTATE 809 1510 HOLDES

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, John W. Cauleynkersley

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

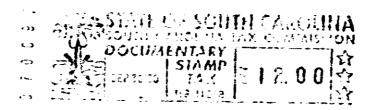
in accordance with the terms of the note of even date herewith which are incorporated herein by reference

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 scaling 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 buildings and improvements thereon situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, beginning at an iron pin on State Park Road, joining Lot No. 1; thence S. 73-30 E., 250 feet to an iron pin; thence around a curve 50 feet to a iron pin on Cauley Drive; thence N. 28-00 E., 175 feet to an iron pin, joining Lot No. 17; thence S. 86-40 W., 40 feet to an iron pin joining Lot No. 1; thence along the line between Lots 1 and 2, S. 16-30 W., 235 feet to an iron pin at the point of beginning. These are lots 2 and 3 as shown on a plat by Terry T. Dill dated February, 1965, recorded in Plat Book LLL at page 43, in the RMC Office for Greenville County, S. C.

The above property is the same property conveyed to the mortgagor by deed of J. H. Cauley dated October 8, 1965, recorded October 26, 1965 in Deed Book 784 at page 575. The mortgagor conveyed an undivided one-half interest in Lot No. 3 by deed dated November 2, 1965, recorded in Deed Book 785 at 335. It is the intention of the mortgagor to mortgage his undivided one-half interest in Lot 3 and his entire interest in Lot No. 2 in favor of the mortgagee.



Together with all and singular rights, members, herditaments, 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 Mortgagoe 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:

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(1) 17

(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 has the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.