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MORTGAGE - INDIVIDUAL FORM GRANT FGHELL & GASISIL, GREENVILLE, S.C.

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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

SURVEY ANNERSLEY WHOM THESE PRESENTS MAY CONCERN:

WHEREAS. JAMES A. HINES, JR. AND SYLVIA E. HINES

(hereinalter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY
AS EXECUTOR OF THE ESTATE OF MARY V, PLASKY
(hereinalter 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

Fifteen Thousand and no/100----- Dellan (\$15,000.00 ldue and payable as provided in the terms of the promissory note of even date, said terms are incorporated herein by reference

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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 piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the northern side of West Lee Road in Greenville County, South Carolina being known and designated as Lot No. 2 as shown on a plat entitled Redivision of Lots 1 - 13 T. E. Green Property made by Webb Surveying and Mapping Company dated December, 1964 recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book BBB at Page 51 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of West Lee Road at the joint front corner of lots 2 and 3 and running thence along the common line of said lots, N. 15-25 E. 140.9 feet to an iron pin; thence S. 80-25 E. 90.5 feet to an iron pin at the joint corner of lots nos. 1 and 2; thence along the common line of said lots, S. 15-25 W. 150 feet to an iron pin on the northern side of West Lee Road; thence along the northern side of West Lee Road, N. 74-35 W. 90 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to the mortgagors by deed of Southern Bank and Trust Company, as Executor of the Estate of Mary V. Plasky, deceased, of even date to be recorded herewith.

ALSO, all that certain piece, parcel or unit, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit No. A-5 of Middleton Place Horizontal Property Regime as is more fully described in Master Deed dated August 31, 1976, and recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 1042 at Pages 230 through 296, inclusive, and survey and plot plan recorded in the R.M.C. Office for Greenville County in Plat Book 5-R at Pages 87A through 87 D.

The above property is the same property conveyed to the mortgagors by deed of William N. Miller, Jr. and Joe W. Hiller recorded September 28, 1976 in Deed Book 1043 at Page 573.

Together with all and singular rig' is 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 titual 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⁾ 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 as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.