

FILED
GREENVILLE CO. S. C.
MORTGAGE - INDIVIDUAL FORM - DILLARD & MITCHELL, P.A., GREENVILLE, S. C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DUNN & TANKERSLEY
R.M.C.

BOOK 1554 PAGE 579

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, C. ELI HINE, JR. and BARBARA P. HINE

(hereinafter referred to as Mortgagor) is well and truly indebted unto TOM G. JENKINS and CHARLOTTE B. JENKINS

(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 and No/100ths

according to the terms set forth in their promissory note Dollars (\$ 17,000.00) due and payable

with interest thereon from date at the rate of twelve per centum per annum, to be paid: according to the terms of said note

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:

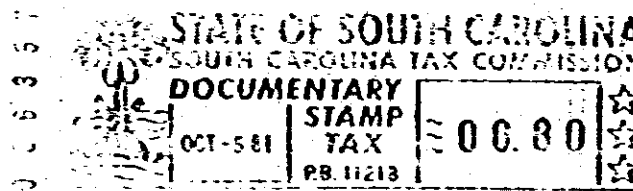
ALL that piece, parcel or lot of land with all buildings and improvements, situate, lying and being at the northeastern corner of the intersection of Pinewood Drive with Rosewood Drive, in Greenville County, South Carolina, being shown and designated as Lot No. 75, on a plat of PINEBROOK FOREST, made by Robert E. Spearman, Surveyor, dated March 25, 1972, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4-X, Page 48, reference to which is hereby craved for the metes and bounds thereof.

This is the identical property conveyed to the Mortgagors herein by deed of the Mortgagees dated October 5, 1981 and to be recorded simultaneously herewith.

The within mortgage is junior in lien to a first mortgage covering the above described property given by Thomas G. Jenkins and Charlotte B. Jenkins to The South Carolina National Bank in the original sum of \$41,900.00 recorded in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1350, Page 323 on October 3, 1975.

If the property above described is sold by the mortgagor without mortgagee's prior written consent the mortgagee may declare all sums sold by this mortgage to be immediately due and payable. The word "sold" shall include any transfer of the property whether by deed, lease with option to purchase, bond for title or contract, but shall not include a transfer by devisee, decedent or by the operation of law by the death of the mortgagor.

302 Co. Rd. 14
Inman, S.C. 29667



409 Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and 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 casual 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.

1 471 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.

1 089 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.

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