MORTGAGE - INDIVIDUAL FORM MITCHELL & ARIAIL, GREENVILLE, S.C.

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STATE OF SOUTH CAROLINA

10. **S. C**.

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLES ( ) 3 52 AN 18

TO ALL WHOM THESE PRESENTS MAY CONCERN:

whereas. Jesse L. Hartley

(hereinafter referred to as Mortgagor) is well and truly indebted unto Service Equipment Co., Inc.

(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

Three Thousand One Hundred Seventy-four and 27/100---Dollar ( 3,174.27 ) due and payable as provided in the terms of the promissory note of even date, said terms are incorporated herein by reference

WHEREAS, the Mortgagor may bereafter 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, sitaute, lying and being on the western side of Laurens Road in Greenville County, South Carolina being shown on a plat entitled PROPERTY OF ARTHUR L. DUTTON recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book GGG at Page 107, reference to said plat is hereby craved for the metes and bounds thereof.

ALSO: All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina on the western side of Laurens Road adjacent to the above described property and being described as follows:

BEGINNING at an iron pin on the western side of Laurens Road at the joint front corner of the above described property and running thence with the western side of Laurens Road, S. 30-51 E. 83.8 feet to an iron pin; thence S. 65-17 W. 250 feet to an iron pin; thence N. 32-52 W. 66.6 feet to an iron pin; thence N. 61-16 W. 250 feet to an iron pin, the point of beginning

All of the above described property is the same property conveyed to Jesse L. Hartley by deed of Arthur L. Dutton recorded February 11, 1981 in Deed Book 1142 at Page 548.

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Together with all and singular rights, members, berditaments, 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 Queual 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 bereinabove 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 berein. 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 becure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so though as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest 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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