WHEREAS. Donna T. Barkley

(hereinalter referred to as Mortgagor) is well and truly indebted unto Clarence R. Shook and Virginia M. Shook

(hereinalter referred to as Mortgagos) 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

Fourteen Thousand and no/100------ Dollar (\$ 14,000.00 ) due and payable as provided in the terms of the promissory note of even date herewith, said terms are incorporated herein by reference

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WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgages 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 Mortgagor at any time for advances made to or for his account by the Mortgagor, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagor 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 Mortgagor, its successors and assigns:

ALL that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, being known and designated as Unit No. I-3 of Town Park of Greenville, S. C. Horizontal Property Regime, as is more fully described in Master Deed dated June 5, 1970, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 891 at Page 243 through 301 inclusive, as amended by Amendment to Master Deed recorded in Deed Book 920 at Page 305 and Second Amendment to Master Deed recorded in Deed Book 987 at Page 349, and survey and plot plan recorded in Plat Book 4-G, Pages 173, 175 and 177.

The above property is the same property conveyed to the mortgagor by deed of Alfred J. Zammit to be recorded herewith.

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, traces, 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, he considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said pressises 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 excumber the same, and that the premises are free and clear of all bens and excumbrances 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 mane 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 Mortgagee 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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