ADDRESS: Rt 1 61x 234-C. Forentzen hun, Se. MORTGAGE - INDIVIDUAL FORM - MITCHELL & ARIAIL, GREENVILLE, S.C. GREENVILLE CO. S.C. MORTGAGE OF REAL ESTATE VOL 1698 44583 STATE OF SOUTH CAROLINA

DEC 31 2 56 PHOREL WHOM THESE PRESENTS MAY CONCERN: Michael Modakter and Deborah R. McCarter R.M.C. WHEREAS.

COUNTY OF GREENVILLE

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

(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 Four Hundred Thirteen and no/100 Dollars (\$ 17,413.00 ) due and payable as provided in the terms of the promissory note of even date herewith, said terms 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 piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being near the Town of Greer, Greenville County, South Carolina on the western side of American Legion Road being known and designated as Lot No. 1 as shown on a plat entitled PROPERTY OF DAVID M. GARRETT AND VIRGINIA L. GARRETT made by R. B. Bruce dated May 31, 1976 recorded in Plat Book 5-U at Page 2 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of American Legion Road at the joint front corner of lots nos. 1 and 2 and running thence N. 72-53 W. 150 feet to a point; thence N. 82-53 W. 185 feet to a point on Frohawk Creek; thence with the center of the creek as the line, N. 29-13 W. 55.70 feet to a point; thence N. 43-21 W. 145.4 feet to an iron pin; thence N. 72-17 E. 510.71 feet to an iron pin on the western side of American Legion Road; thence along the western side of American Legion Road, S. 24-19 W. 80 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to the mortgagors by deed of Donald Launius and Jean Launius to be recorded herewith.

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Together with all and singular rights, members, herditaments, and appurenances to the same belonging in any Gof 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 co 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 therein. 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.

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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