

MORTGAGE OF REAL ESTATE—OF **THE PYLE, Attorneys at Law, Greenville, S. C.**

1321 948
VOL 55 PAGE 476

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.
MAR 9 4 36 PM '79
DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Robert B. Nations, C. Victor Pyle, and C. Victor Pyle, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company of Greenville, South Carolina,

(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

Twenty-nine Thousand Four Hundred Fifty----- Dollars (\$29,450.00) due and payable

-3 APR 5 1979
BIO

acknowledged Hunter

Donnie S. Tankersley
APR 5 1979

Southern Bank & Trust Co

P. O. BOX 1329 / GREENVILLE, SOUTH CAROLINA 29602

Robert B. Nations, C. Victor Pyle, & C. Victor Pyle, Jr.
Mortgage 29,450.00 3/9/76

28767

PAID IN FULL AND SATISFIED THIS 23rd DAY OF March, 1979
SOUTHERN BANK AND TRUST COMPANY
GREENVILLE, SOUTH CAROLINA

FILED
GREENVILLE CO. S. C.
APR 5 9 11 AM '79
DONNIE S. TANKERSLEY
R.H.C.

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BY: *Robert B. Nations*
R.B.N.

C. Victor Pyle, Jr.
WITNESS

BY: *Donnie S. Tankersley*
D.S.T.

Mike G. Stone
WITNESS

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.

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.
- (2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.

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