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MORTGAGE - INDIVIDUAL FORM - GRILLARD & MITCHELL, P.A., GREENVILLE, S.C. ADDRESS: Route 1, Box 322-B
Traveler Rest, S.C. 29690

STATE OF SOUTH CAROLINA } AUG 21 1 58 PM '79 MORTGAGE OF REAL ESTATE VOL 1477 PAGE 180
COUNTY OF GREENVILLE } DONNIE S. TANKERSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, Evan A. Powell BOOK 69 PAGE 1454

(hereinafter referred to as Mortgagor) is well and truly indebted unto Max M. Rice

(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

Ten Thousand Two Hundred Fifty-four and 59/100----- Dollars (\$10,254.59) 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 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 of Evan A. Powell of even date to be recorded herewith.

The within mortgage is a second mortgage junior in lien to a first mortgage given to The Federal Land Bank of Columbia, S. C. dated August 17, 1979 in the original sum of \$43,000.00, recorded in the R.M.C. Office for Greenville County, S. C. in Mortgage Book 1477, Page 77a.

GCTO ----- 3 AUG 21
FILED
GREENVILLE CO. S. C.
FEB 5 12 29 PM '80
DONNIE S. TANKERSLEY
R.M.C.

23989
STATE OF SOUTH CAROLINA
DOCUMENTARY
1980
10412

Witnessed in full
2/6/80
Max M Rice
Witness: Ron S. Williams
Witness: Sue Greene
Cancelled
Donnie S. Tankersley
R.M.C.

Together with all and singular rights, members, hereditaments, 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 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 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.

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