

MORTGAGEE'S MAILING ADDRESS: 16 West Hillcrest Drive, Greenville, S. C. 29609

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STATE OF SOUTH CAROLINA } FILED } CO. S.C. Mortgage of Real Estate BOOK 1515 PAGE 986  
COUNTY OF GREENVILLE }

JUL 1 11 22 AM '81 ALL WHOM THESE PRESENTS MAY CONCERN

DOMESTIC INSTRUMENTS (This is a purchase money mortgage)

WHEREAS, Jerome K. Jay, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Margaret C. Gilreath (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 Seventy-Five Hundred and No/100 (\$7,500.00) Dollars, due and payable in monthly installments of One Hundred and No/100 (\$100.00) Dollars each, commencing 3 August 1981, and continuing on the 3rd day of each and every month thereafter, with the entire principal balance due and payable on 2 January 1982, with interest thereon from date at the rate of twelve (12%) per centum per annum, to be paid at maturity.

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagor 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 abovesaid 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 Mortgagee in hand well and truly paid by the Mortgagor at and before the sealing 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 certain piece, parcel, or lot of land situate, lying, and being in the State of South Carolina, County of Greenville, and in Ward One of the City of Greenville, on the northeast side of David Street, and being described as follows:

BEGINNING at an iron pin on the northeast side of David Street, at corner of lot now or formerly owned by M. Hill, and running thence with the line of the Hill lot, 120 feet to a stake; thence in a southeasterly direction to RICHARD A. GANTT, in a line parallel with David Street, to a stake; thence in a westerly direction parallel with the Hill line, 120 feet to a stake on David Street; thence with 14 Main Street David Street, 52 feet to the beginning corner. Greenville, S. C. 29601

The within is the identical property heretofore conveyed to Jerome K. Jay, Jr. by deed of Margaret C. Gilreath, dated 30 June 1981, to be recorded herewith.

PAID AND SATISFIED THIS 12th DAY OF JANUARY 1982. 16225

Together with all and singular rights, members, appurtenances, and appurtenances to the same belonging or in any way incident, as appurtenances, and 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 fixed 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 Mortgagee 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever claiming the same or any part thereof.

The Mortgagee 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 charges pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, rents, issues or profits 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 by 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

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