

FILED
GREENVILLE CO. S. C.
MORTGAGE - INDIVIDUAL FORM JOHN M. DILLARD, P.A., GREENVILLE, S. C.
STATE OF SOUTH CAROLINA JUN 26 12 55 PM '75
COUNTY OF GREENVILLE } DONNIE S. TANKERSLEY MORTGAGE OF REAL ESTATE
R.H.C.

BOOK 77 PAGE 1683
BOOK 1342 PAGE 681

WHEREAS, Larry D. McIntosh and Susan K. McIntosh

(hereinafter referred to as Mortgages) is well and truly indebted unto John T. Alewine
(hereinafter referred to as Mortgagee) as evidenced by the Mortgage's promissory note of even date herewith, the terms of which are incorporated
herein by reference, in the sum of
Thirteen Thousand Five Hundred and no/100----- Dollars (\$13,500.00)

E. 309.09 feet to an iron pin; thence along the same to property belonging to the grantor, S. 12-58 E. 563.72 feet to an iron pin on the northwestern-most edge of the right of way 200 feet wide belonging to Duke Power Company, thence along the northwesternmost edge of said Duke Power Company right of way, S. 53-46 W. 715.0 feet to an iron pin; thence S. 23-45 W. 121.37 feet to a nail and bottle cap in or near the center line of Blacktop Road; thence along Blacktop Road, N. 59-00 W. 100 feet to an old nail, the point of beginning.

If the mortgagor shall sell, convey, transfer or dispose of the real property described in this mortgage, securing the debt evidenced by mortgagors' note of even date, or any part of such property, or any interest therein, the mortgagee shall have the right, at his option, to declare the entire balance of the unpaid principal with unpaid interest due thereon forthwith due and payable. Failure to exercise such option shall not constitute a waiver of the right to exercise it in the event of any subsequent default.

*Donnie S. Tankersley
R.H.C.*



John T. Alewine
7-23-72
11-13-72
1-13-73

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 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 hereinafore 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 whosoever lawfully 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 purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, advances 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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