

219 Chestwood Drive
Greenville, SC

MORTGAGE - INDIVIDUAL FORM - E MITCHELL & ARIAN, GREENVILLE, S.C.

BOOK 1557 PAGE 619

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } 25 AM '81

MORTGAGE OF REAL ESTATE BOOK 79 1292

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Charles D. Yoder and Lynn J. Yoder

hereinafter referred to as Mortgagor) is well and truly indebted unto Betty B. Farry

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

Fifteen Thousand and no/100----- Dollars (\$ 15,000.00) due and payable as provided in the terms of the promissory note of even date, said terms are incorporated herein by reference the northern side of West Seven Oaks Drive, S. 68-31 E. 60 feet to an iron pin and S. 63-52 E. 65 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to the mortgagors by deed of James E. Lipscomb, Jr. and Anne M. Lipscomb to be recorded herewith.

This mortgage is third mortgage junior in lien to a mortgage given by the mortgagors to James E. Lipscomb, Jr. and Anne M. Lipscomb in the original sum of \$100,000.00 of even date herewith and a mortgage given by the mortgagors to Union Home Loan Corporation in the original sum of \$25,000.00 of even date herewith.

FEB 25 1983

Donnie S. Tankersley
R.M.C.

FILED
GREENVILLE CO. S.C.
FEB 25 1 31 PM '83
DONNIE S. TANKERSLEY
R.M.C.

*Paul in full
and satisfied
No further
7/2/83*

with citation P.H. Meyers

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures are 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 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, readvances 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.