

X
 MORTGAGE - INDIVIDUAL FORM
 STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE
 FILED
 GREENVILLE, S. C. 29690
 P. O. Box 485, Travelers Rest, S. C. 29690
 APR 20 12 09 PM '82
 BOOK 1568 PAGE 245
 DONNIE S. TARKERSLEY
 R.M.C.
 MORTGAGE OF REAL ESTATE BOOK 80 PAGE 4866

TO ALL WHOM THESE PRESENTS MAY CONCERN:
 WHEREAS, LARRY JOE SEIGLER and PATRICIA G. SEIGLER
 (hereinafter referred to as Mortgagor) is well and truly indebted unto BANK OF TRAVELERS REST
 (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 Six Hundred Eighty-eight and 77/100ths
 Dollars (\$ 15,688.77) due and payable

as set forth in said note,
 Federal Savings and Loan Association), recorded on August 2, 1982, in
 Mortgage Book 1245, page 637, in the original sum of \$24,750.00.

At the option of the mortgagee, the indebtedness secured hereby shall
 become due and payable if the mortgagors shall convey the mortgaged
 premises or if the title thereto shall become vested in any other person
 or party for any other reason whatsoever.

STATE OF SOUTH CAROLINA
 DEPARTMENT OF REVENUE
 DOCUMENTARY
 STAMP
 TAX
 20822

PAID IN FULL AND SATISFIED
 BANK OF TRAVELERS REST
 DATE May 14 1983
 BY: *[Signature]*
 32594
 JUN 2 1983
 DONNIE S. TARKERSLEY
[Signature]

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