

BOOK 83 PAGE 243
 BOOK 1513 PAGE 440
 119 N. Main Street
 Greenville, S. C.
 Greenville, S. C. 29601

FILED GREENVILLE, S. C. AUG 28 2 17 PM '80
 DONNIE E. TANKERSLEY R.M.C.

MORTGAGE - INDIVIDUAL FOR STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
 TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, HASKELL HAGOOD, JR.

hereinafter referred to as Mortgagor) is well and truly indebted unto POINSETT TITLE CO., INC.,
 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 Four Thousand Four Hundred and no/100ths Dollars (\$ 4,400.00 due and payable as set forth in said note.

The above property is the same conveyed to the Mortgagor by the Mortgagee by deed to be recorded simultaneously herewith.

A default in the first mortgage covering the above described property recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1427, page 724, given to Colonial Mortgage Company shall constitute a default in the within mortgage.

The within mortgage is junior in lien and secondary to a first mortgage given to Colonial Mortgage Company, recorded on April 3, 1978 in Mortgage Book 1427, page 724, in the RMC Office for Greenville County, S. C.

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 1155

Handwritten: Paid and satisfied in full 5/26/81
 Poinsett Title Co., Inc.
 by: John H. West, Pres.
 Witness: Constance H. McBrat

STATE OF SOUTH CAROLINA
 SOUTH CAROLINA TAX COMMISSION
 DOCUMENTARY STAMP TAX
 NOV 15 1980
 15912
 20178

Handwritten: Michael J. Miller

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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.