

MORTGAGE - INDIVIDUAL FROM
STATE OF SOUTH CAROLINA - GREENVILLE CO. S. C. 71 Carolina Way, GREENVILLE, S. C. 29644
COUNTY OF GREENVILLE
MORTGAGE OF REAL ESTATE

84 PAGE 784

WHEREAS, DONNIE CHARRISLEY
CHRISTINE C. SIMMONS

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Hereinafter referred to as Mortgagor) is well and truly indebted unto JAMES DOUGLAS SPRAGUE

(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 Eight Thousand and no/100ths

Dollars (\$ 8,000.00) due and payable

due and payable as set forth in said note,

~~simultaneously herewith recorded in the public records of the county of Greenville, South Carolina, Book 1632, Page 784.~~

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee 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 aforesaid debt, and in order to secure the return thereof, and of any Mortgagee to be recorded simultaneously herewith.

AR 7 84 1421

The within mortgage is secondary and junior in lien to a first mortgage held by Bankers Mortgage Corporation, recorded in Mortgage Book 1279, page 705, on June 6, 1973, in the original sum of \$19,900.00.

The Mortgagee agrees to subordinate the within mortgage to a second mortgage to be placed on the above describe property by the Mortgagor and to execute all documents necessary to effect the same immediately upon request.

27390

MAR 7 1984

CANCELLED & SATISFIED THIS
5th Day of March, 1984.

2.00CI

James Douglas Sprague
James Douglas Sprague

Witness:

Christine C. Simmons

JOHN M. DILLARD, P.A.
RECORDING AT LAW
P.O. BOX 111
GREENVILLE, S.C. 29602-0111

FILED
GREENVILLE CO. S.C.
MAR 7 12 05 PM '84
DONNIE S. TANKERSLEY
R.M.C.

*Cancelled
Donnie S. Tankersley*

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.

0787

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