

ADDRESS: 147 West Seven Oaks Dr
Greenville, SC

* *Plan*

MORTGAGE - INDIVIDUAL FORM - MITCHELL & ARIAIL, GREENVILLE, S.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
FILED
CO. S. C.
3 24 AM '81

BOOKS 1557 PAGE 614

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

87 PAGE 284

WHEREAS, Charles D. Yoder and Lynn J. Yoder
SOUTH CAROLINA
R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto James E. Lipscomb, Jr. and Anne M. Lipscomb

(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

One Hundred Thousand and no/100----- Dollars (\$100,000.00) 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 or west seven Oaks Drive, S. 03-31 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.

1794 061

230001

1391 915

*Paul & Antis pad
in full - 10-17-84
James E. Yoder
and Lynn J. Yoder*

11646
MAIL SAT. TO
DON VAN RIPER
ST. 3 700 E. NORTH ST.
Greenville SC 29601

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
23 11213

Witham
GREENVILLE CO. S.C.
FILED
OCT 17 1984

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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.

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