BOOK 1070 PAGE 139

FILED
GREENVILLE CO. S. C.
SEP 22 11 40 AM 1967
OLLIE FARNSWORTH
R.M.C.

MORTGAGE OF REAL ESTATE—Offices of W. W. WILKINS, Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, CHAS. A. MUNDY

WHEREAS, I, CHAS. A. MUNDY

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. DOUGLAS WILSON & CO.

(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 NINE THOUSAND - - - - - - - - Dollars ($ 9,000.00) due and payable on demand, with interest at the rate of 7% per annum, to be computed from date of mortgage, payable monthly, beginning 6 months after date of note

~~with interest thereon from~~ ~~date hereof~~ ~~payable monthly in advance on the first day of each month until paid in full, the first monthly payment hereunder to be made on the first day of the month next ensuing the date hereof, and the balance of the principal and interest thereon to be paid monthly in the same manner until the entire principal and interest has been paid~~

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 payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars ($3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, C. DOUGLAS WILSON & CO.

All that certain piece, parcel, or lot of land situate, lying and being in the state of South Carolina, County of Greenville, near the city of Greenville, being known and designated as Lot No. 173 of a subdivision known as Pine Hill Village as shown on plat prepared by R. K. Campbell, R.L.S., November 30, 1960, and recorded in the RMC Office for Greenville County in Plat Book QQ at page 168, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the western side of West Castle Road, joint front corner of Lots 172 and 173 and running thence along the joint line of said lots, N. 66-14 W. 130 feet to an iron pin; thence S. 23-46 W. 70 feet to an iron pin at the rear corner of Lot 174; thence along the line of that lot, S. 66-14 E. 130 feet to an iron pin on the western side of West Castle Road; thence along the western side of West Castle Road, N. 23-46 E. 70 feet to the beginning corner.

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, his or its heirs, successors and assigns, forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he 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 convenants 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.