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BOOK 1282 PAGE 829

STATE OF SOUTH CAROLINA,

DONNIE S. TANKER SHÖRTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, BEN STERN and IDA STERN, -----

In The State Aforesaid, hereinafter spoken of as the Mortgagor, send greeting:

THE WORD MORTGAGOR as used herein shall include one or more persons, partnerships or corportations, as the context may require. Whenever used in this mortgage, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. The word Association shall mean the STANDARD SAVINGS AND LOAN ASSOCIATION. The word indebtedness shall include all indebtedness due to the Association evidenced by one or more promissory notes and secured by this mortgage, but not to exceed the principal sum as herein set forth, plus any advances necessary for the protection of the security as hereinafter set forth, interest and costs.

WHEREAS, the Mortgagor is well and truly indebted unto STANDARD SAVINGS AND LOAN ASSOCIATION, a South Carolina corporation (hereinaster spoken of as Mortgagee), as evidenced by the

Mortgagor's promissory note in writing, in the principal sum of FIFTY THOUSAND AND

-----Dollars (\$50,000.00), the terms of which are incorporated herein by reference, at the rate specified in said note, with interest thereon from date, said principal and interest to be repaid as therein stated. Unpaid interest to bear interest thereafter at the same rate. Also with interest from the date of said note until the date of the first monthly installment as therein set forth, and:

WHEREAS, it is contemplated by and between the Mortgagor and the Mortgagee that additional advances may be hereafter made to the Morgagor, or his successor in title, which additional advances or loans may be made from time to time at the option of the Mortgagee, which shall be evidenced by the note or notes of the Mortgagor or his successor in title and shall bear such rate of interest and shall mature as may be hereafter agreed upon, provided, however, that nothing herein contained shall require the mortgagee to make such additional advances or loans. The total amount of existing indebtedness and future advances outstanding at

any one time shall not exceed the maximum principal of FIFTY THOUSAND AND NO/100----Dollars (\$ 50,000.00), exclusive of any advances necessary for the protection of the security, interest and costs, all of which is secured by this mortgage.

The said payments shall be applied:

FIRST: To the payment of interest due on said note or notes at the rates therein specified.

SECOND: To the payment, at the option of said Association, of such taxes, assessments or insurance

premiums as may be in default upon the property pledged to secure this obligation.

THIRD: The balance of said amount to the payment and to that extent, as a credit of that date, on the principal of said note or notes. Said payments to continue until the principal of said note or notes and interest are paid in full.

If at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or upon the failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note or notes shall at the option of the holder hereof become immediately due and payable, and suit may be brought to foreclose this mortgage. Said Association shall have the privilege of declaring any or all of said notes due and payable upon default in the conditions as herein provided, and to apply payments of principal or interest to any note executed hereunder.

Said note or notes further providing for a reasonable attorney's fee, besides all costs and expenses of collection, to be added to the amount due on said note or notes and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said indebtedness, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured by this mort-

gage), as in and by said note or notes, reference being thereunto had will more fully appear.

KNOW ALL MEN BY THESE PRESENTS, That the Mortgagor in consideration of the said indebtedness and for better securing the payment thereof to Standard Savings and Loan Association according to the conditions of said note or notes, and also in consideration of the futher sum of Three and 00/100 Dollars (\$3.00) to the said Mortgagor in hand well and truly paid by the said Association at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, have granted, bargained, sold and released and by these presents does grant, bargain, sell and release unto the said Standard Savings

and Loan Association, its successors and assigns:

ЖАНИККИМЯЮКХИВИКЖАЗБИКЭЙКИАДИКИЙКАЙИХЭЙДИККИЙИЙВИЖЭНИК All that certain piece, parcel or lot of land on the Western side of Watkins Road in Paris Mountain Township, in the County of Greenville, State of South Carolina, according to a plat entitled "Domar Corporation, Inc.", by Enwright Associates, dated February 22, 1973, having the following metes and bounds, to-wit: BEGIN-NING at an iron pin on the Western edge of the right of way of Watkins Road, said iron pin being Two Hundred Sixty and Seven-Hundredths (260.07') feet North of the Northwestern intersection of Sulphur Springs Road and Watkins Road and running thence S 58° 11' W One Hundred Fifty-Three and Six-Hundredths (153.07') feet to an iron pin on the right of way of Duke Power Company; thence N 33° 54' W One Hundred and Two-Hundredths (100.021) feet to an iron pin at the Southern edge of a Twenty-Four (24') foot easement; thence with said easement N 58° 09' E One Hundred Fifty-Six and Seventy-Hundredths (156.70') feet to an iron pin on the Western edge of Watkins Road; thence with Watkins Road S 31° 49' E One Hundred (100') feet to the point of beginning.

This mortgage being the first and only encumbrance upon the said premises.