HOUR M. DILLARD, P.A., GREENVILLE, S. C. 24 CO 12 55 P. 75 MORTGAGE - INDIVIDUAL FORM 5

STATE OF SOUTH CAROLINA

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COUNTY OF GREENVILLE

DONNIE STANKERSLEY MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

Larry D. McIntosh and Susan K. McIntosh

thereinafter referred to as Mortgagor) is well and truly indebted unto John T. Alewine

(hereinaster 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

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, its successors and assigns:

All that piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being in Chick Springs Township, Greenville County, South Carolina, on the northern side of Blacktop Road, being shown as the westernmost 15.09 acres according to a plat of property of John T. Alewine made by Campbell and Clarkson Surveyors, Inc., dated May 15, 1975, and recorded in the R.M.C. Offic for Greenville County, S. C., in Plat Book $5\sqrt{3}$, Page 36, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an old nail in or near the center line of Blacktop Road at the southernmost corner of a lot now or formerly belonging to Reece, and running thence along the line of the Reece property, N. 28-45 E. 230.0 feet to an old iron pin; thence continuing along the Reece line, N. 58-59 W. 210.18 feet to an old iron pin in the line of property now or formerly belonging to Roberts; thence along the Roberts line, N. 24-02 E. 1153.79 feet to a tree on the line of property now or formerly belonging to Boling; thence along the Boling line S. 52-51 E. 569.09 feet to an iron pin; thence along the line of property formerly belonging to the grantor, S. 12-58 E. 563.72 feet to an iron pin on the northwesternmost edge of the right of way 200 feet wide belonging to Duke Power Company, thence along the northwesternmost edge of said Duke Power Company right of way, S. 53-46 W. 715.0 feet to an iron pin; thence S. 23-45 W. 121.37 feet to a nail and bottle cap in or near the center line of Blacktop Road; thence along Blacktop Road, N. 59-00 W. 100 feet to an old nail, the point of beginning.

If the mortgagor shall sell, convey, transfer or dispose of the real property described in this mortgage, securing the debt evidenced by mortgagors' note of even date, oor any part of such property, or any interest therein, the mortgagee shall have the right, at his option, to declare the entire balance of the unpaid principal with unpaid interest due thereon forthwith due and payable. Failure to exercise such option shall not constitute a waiver of the right to exercise it in the event of any subsequent default.







Together with all and singular rights, members, herditaments, 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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