

MORTGAGE OF REAL ESTATE

FILED
GREENVILLE CO. S.C.

121 Manly Street, Greenville, S. C.

Spartanburg Bank & Trust Co.
P. O. Box 1988
Spartanburg, S. C. 29304

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OCT 21 3 02 PM '76
JONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1380 PAGE 998

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, W. Joseph Corn

(hereinafter referred to as Mortgagor) is well and truly indebted unto Spartanburg Bank and Trust Company

(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 Fourteen Thousand, Five Hundred, Fifty-Five Dollars and 40/100

----- Dollars (\$ 14,555.40) due and payable
in sixty (60) equal, consecutive monthly installments of \$242.59 (Two Hundred, Forty-Two Dollars, and Fifty-Nine Cents), the first payment to be made November 20, 1976; the amount of this mortgage including add on interest

with interest thereon from ~~1976~~ maturity at the rate of seven per centum per annum, to be paid: On demand

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 in Glassy Mountain Township, Greenville County, State of South Carolina,

BEGINNING at a point in the Oak Grove Church road (pine on bank) and running thence a new line South 65-15 West 670 feet to the center of spring branch (pine on the bank) thence up and with the spring branch, North 17 1/2 West 231 feet to the stake in the spring; thence North 8 1/2 West 264 feet to the center of the road near the Church; thence with the center of the road North 85 1/2 East 162 feet to a bend in the road; thence South 73 East 150 feet to a bend in the road; thence South 65 East 415 feet to the point of beginning and containing 4 1/2 acres, more or less.

This is the same property conveyed to W. Joseph Corn by deed of W. G. Corn to W. Joseph Corn and Barbara Corn, Dated March 21, 1955 and recorded May 4, 1955 in the R. M. C. Office for Greenville County in Deed Book 524, page 369.

The interest originally granted to Barbara Corn (she having later conveyed her interest to her children by deed recorded in said R. M. C. Office in Deed Book 763, page 572) was conveyed to W. Joseph Corn by Frank P. McGowan, Jr. as Master in Equity by deed dated January 25, 1971 and recorded on January 26, 1971 in said R. M. C. Office in Deed Book 907, page 248. See Judgment Roll K-8567 in the Office of the Clerk of Court for Greenville County.

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.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.

4328 RV-2