STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

## MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

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ALL ROLLING

WHEREAS. Stephen L. and Frances A. Whitten

thereinafter referred to as Mortgagor) is well and truly indebted unto L. W. Brummer

thereinafter 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 wenty Thousand and No/100

as set forth in the note of even date herewith.

Dollars (\$ 20,000. Que and payable

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WHEREAS, the Mortgagor may bereafter 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 scaling 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 tract of land, situate, lying and being on the southern side of New Highway No. 296 and the eastern side of a County Road known as Thompson Road in Greenville County, South Carolina, on the western side of the Enoree River containing 54.58 acres as shown on a plat entitled Property of John E. Hudson made by H. S. Brockman, and John A. Simmons, RS, dated October 27, 1959 and recorded in the RMC Office for Greenville County, S. C. in Plat Book 6-Jat page 56, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a nail in the center of the intersection of New Highway No. 296 and a Greenville County Road known as Thompson Road; and running thence along the center of said County Road, S. 1-29 E., 100 feet to a nail; thence continuing with the center of said Road, S. 10-10 E., 400 feet to a nail; thence continuing with the center of said Road, S. 3-18 E., 92.8 feet to a nail; thence along the line of property now or formerly belonging to Elford Thompson, S. 41-49 E., 1137 feet crossing a branch to an iron pin on the line of property formerly belonging to Arnold Kilgore; thence along the Kilgore line, N. 71-18 E., 607.2 feet to an iron pin; thence N. 15-00 E., 92.8 feet to an iron pin; thence with the branch as the line, the traverse lines being N. 58-45 E., 131 feet, N. 34-30 E., 191 feet, and N. 57-00 E., 245 feet to an iron pin in or near the Enoree River; thence up the center of the waters of the Enoree River and the following courses and distances, N.34-26 W., 230 feet to a point, N. 39-56 W., 340 feet to a point, N. 40-41 W., 125 feet to a point, N. 36-26 W., 356 feet to a point, N. 36-41 W., 260 feet to a point and N. 34-26 W., 258 feet to a point in the center of New Highway No. 296; thence along the center of New Highway No. 296, the following courses and distances: S. 64-41 W., 795 feet to a nail; thence S. 61-41 W., 200 feet to a nail; and thence S. 57-18 W., 204.4 feet to a nail in the intersection of New Highway No. 296 and Greenville County Road known as Thompson Road, the point of BEGINNING.

The above described property is the same conveyed to the mortgagors herein by deed of L. W. Brummer, to be recorded herewith.

This mortgage is junior-in-lien to that certain note and mortgage give by the mortgagors herein to Family Federal Savings and Loan Association in the original sum of \$34,000.00 to be recorded herewith.

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 ringular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises bereinabove 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 Mortgagoe 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:

328 RV-2

<sup>(1)</sup> 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 Mortgager 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.