MORTGAGE - INDIVIDUAL FORSE MILLARDOMITCHELL, P.A., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE TAYKERSLEYTO ALL WHOM THESE PRESENTS MAY CONCERN:

Harold Moore and Frances W. Moore WHEREAS,

thereinafter referred to as Mortgagor) is well and truly indebted unto Calvin R. Culbertson and Janice W.

thereinalter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated Lerein by reference, in the sum of

Three Thousand Fifty-two and 23/100----- Dollars (\$ 3.052.23 I due and payable as provided in the promissory note of even date which terms are incorporated herein by reference

X INDICATE SECURITION ASSOCIATION AND ASSOCIATE

x shiest select streets yearly yearly x

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 Mortgages at any time for advances made to or for his account by the Moneyere, 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 waling and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these prevent does grant, hargain, sell and release unto the Mortgagee, its successors and assigns:

ALL that piece, parcel or lot of land situate, lying and being on the southeastern side of Crestmore Drive in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 18 on a plat of Grand View made by Woodward Engineering Company dated March 1957 and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book KK at Page 93, reference to said plat is hereby craved for the metes and bounds thereof.

The above property is the same property conveyed to Harold Moore and Frances W. Moore by deed of Calvin R. Culbertson and Janice W. Culbertson of even date to be recorded herewith.

The within mortgage is a second mortgage junior in lien to the first mortgage held by Carolina National Mortgage Investment Co., Inc. covering the above described property dated August 23, 1972 in the original amount of \$15,900.00. recorded August 24, 1972 in Mortgage Book 1246, Page 307.

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, terues, and profits which may erise or be had therefrom, and including all heating, plumbing, and lighting furtures now or bereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such firtures and equipment, other than the usual household furniture, be considered a part of the real astate.

TOHAVE AND TO HOLD, all and singular the said premises unto the Mortgages, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is inwfully seized of the premises bereinsbove 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 Martgager further coveragets 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:

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(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 coverants 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 be at interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.