${\tt MORTGAGE-INDIVIDUALFORM_{\tilde{ILF}}DILLARD~\&~MITCHELL,~P.A.,~GREENVILLE,~S.~C.}$

STATE OF SOUTH CAROLINA CO.

MORTGAGE OF REAL ESTATE

DONNIE O CO PH 179

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

Charles H. Merke and Polly P. Mierke

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bruce T. Petherbridge and Hilda Petherbridge

Intereinafter 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

AND SELECTION SOURCES SERVICES SELECTION SELEC

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 the other and further sums for which the Mortgagor may be indebted to the Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, its successors and assigns:

ALL that piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being in Austin Township, Greenville County, South Carolina on the southeastern corner of the intersection of Standing Springs Road and Billy Garrett Road being shown and designated as Lot No. 5 on a plat entitled PROPERTY OF CHESTER W. JOHNSTON made by C. O. Riddle dated December, 1965, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book NNN at Page 49 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern corner of the intersection of Standing Springs Road and Billy Garrett Road and running thence with the southern side of Billy Garrett Road, S. 61-46 E. 286.3 feet to an iron pin at the joint corner of lots nos. 5 and 6; thence along the common line of said lots, S. 17-24 W. 410.2 feet to an iron pin at the joint rear corner of lots nos. 4, 5, 6 and 7; thence with the common boundary line of lots nos. 4 and 5, N. 65-00 W. 340 feet to an iron pin on the eastern side of Standing Springs Road; thence with the eastern side of Standing Springs Road, N. 25-00 E. 422.7 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to Charles H. Mierke and Polly P. Mierke by deed of John B. Augustine, Jr. of even date to be recorded herewith.

Description of the control of the co

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 TOWN TO BE A THE TOWN IN THE WAR TO A STATE OF THE ST

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 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.

4328 RV.2

The second second