GRUTA VOLTE CO. S. C.
HORTON, DRAWDY, HAGINS, WARD & BLAKELY, P.A. 307 PETTIGRUST, GREENVILLE, S. C. 28603

STATE OF SOUTH CAROLINA 39 PH ' (9)
COUNTY OF GREENVIELE AND SERSLEY

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, SANDRA R. FREEMAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto LIBERTY HILL FARMS, A Limited Partnership

(hereinafter referred to as Mortgagee) as evidenced by NEOWHERE WHERE WHERE WAS NEW NEW WAY WAY WAY WAY WAY Fifteen Thousand Dollar Performance Bond

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as provided in said Performance Bond

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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 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 lot of land in Greenville County, South Carolina, being shown as Lot 78, Section 5, on plat of Colonial Hills Subdivision recorded in the RMC Office for Greenville County in Plat Book QQQ at page 21, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the western side of Fairford Circle at joint front corner of Lots 77 and 78 and running thence with the joint lines of said lots, N. 88-29 W. 163.8 feet to an iron pin; thence N. 1-16 E. 88.9 feet to an iron pin at corner of Lot 79; thence with line of said lot, S. 88-29 E. 175.1 feet to an iron pin on the western side of Fairford Circle; thence with the western side of said Circle, S. 1-31 W. 40 feet to a point; thence continuing with said Circle, S. 13-59 W. 50 feet to the beginning corner.

This is the identical property conveyed to the Mortgagor by Deed of William E. Freeman dated March 27, 1969, and recorded on April 2, 1969, in the RMC Office for Greenville County in Deed Book 865 at page 230, and this Mortgage is subordinate in rank to a certain Mortgage in favor of First Federal Savings & Loan Association.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or pappertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting of this tures now or hereafter attached, connected, or fitted thereto in any manner, it being the intention of the parties hereto that all such fixtures Zand 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 Mortgagoe Morever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

O 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

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to be 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 Cheld 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 full 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 halance owing on the Mortgage debt, whether due or not.

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