

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

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BOOK 1331 PAGE 17

CO. S. C. MORTGAGE TO SECURE FUTURE ADVANCES & OBLIGATIONS

THIS MORTGAGE is made this 27th day of January 1981, between the Mortgagee, HERSLEY, and the Mortgagor, Robert P. Holliday and Norma M. Holliday. BANK OF GREER, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is P.O. Box 708, Greer, South Carolina, 29651 (herein "Lender").

WHEREAS, Borrower desires to facilitate future financing through Lender by executing this Master Mortgage to secure future advances which shall be evidenced by Notes executed at the time of such advances; and the terms of such future advances shall be negotiated at the time of such advances, but the total principal balance of all obligations or advances secured hereby shall not exceed the sum of FIFTEEN THOUSAND AND NO/100ths (\$ 15,000.00).

TO SECURE to lender the repayment of the indebtedness secured hereby and the performance by Borrower of all covenants herein contained, the Borrower does hereby mortgage, grant and convey unto Lender and Lenders Successors and Assigns, the following described property:

ALL that peice, parcel or lot of land in the State of South Carolina, County of Greenville, near the Town of Mauldin, being known and designated as Lot No. 28 on a plat of Pine Forest, prepared by Dalton & Neves, Entineers, recorded in Plat Book QQ at Pages 106-107 in the RMC Office for Greenville County and having such metes and bounds as appear by reference to said plat. Said lot is located on the north-easterly corner of the intersection of Lanewood Drive and Clearfield Road.

THIS is the identical property conveyed to the Mortgagees by deed of Charles R. Hughes and Cozette H. Hughes, recorded on April 19, 1972 in Deed Book 941 at page 352.

This mortgage is second in lien to that mortgage held by NCNB Mortgage Corporation, recorded in Mortgage Book 1132 at page 141 in the original amount of \$17,850.00 and having a current balance of \$14,992,67.

which has the address of Lanewood Dr. & Clearfield Rd., Mauldin, S. C. (Street) (City) (State and Zip Code) (herein "Property Address"):

To HAVE AND TO HOLD unto Lender and Lender's successors and Assigns, forever together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property for the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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