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MORTGAGE - INDIVIDUAL FORMO MITCHELL & ARIAIL, GREENVILLE, S.C.

STATE OF SOUTH CARRIANVILLE CO. S.C. COUNTY OF GREENVILLE 1 21 PH 184

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MORTGAGE OF REAL ESTATES 1690 40899

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

DONBET DATE. T. Janes

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Bank of Travelers Rest

(hereinafter 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

Sixteen Thousand Five Hundred and no/100------Dollars (\$ 16,500.00 ) due and payable as provided in the terms of the promissory note of even date herewith, said terms are incorporated herein by reference

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 Mortgagee, its successors and assigns:
ALL that piece, parcel or tract of land with all buildings and improvements thereon, situate, lying and being in Greenville County, South Carolina containing 19.3 acres as shown on a plat entitled SURVEY FOR BARBARA T. JANES made by W. R. Williams, Jr. dated February 22, 1984 recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 10Z at Page 60 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northeasternmost corner of the within described property and being the joint corner with property now or formerly belonging to Barbara T. Janes and Wilson Farms and running thence along the property line of Wilson Farms, S. 86-51 E. 561. 0 feet to an iron pin; thence S. 2-15 W. 430.4 feet to an iron pin; thence continuing S. 2-15 W. 828.7 feet to an iron pin; thence N. 70-20 W. 984.0 feet to an iron pin in the line of property now or formerly belonging to Thomason; thence along the line of Thomason and then along the line of Janes, N. 23-29 E. 1,044.3 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to the mortgagor by deed of Virginia Lockaby Rider to be recorded herewith.

ALSO: ALL that piece, parcel or tract of land situate, lying and being on Cunningham Road in Greenville County, South Carolina containing 15.8 acres as shown on a plat entitled SURVEY FOR BARBARA T. JANES made by W. R. Williams, Jr. dated February 22, 1984, recorded in Plat Book /OZ at Page 6D and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin and an old stone off the westerly side of Cunningham Road at the southwesternmost corner of the within described property and being the common corner with property now or formerly belonging to Hice and R. K. Hudson and running thence along the line of Hudson, N. 38-44 E. 250.2 feet to an iron pin on the edge of Cunningham Road; thence N. 60-24 E. 212.4 feet to an iron pin; thence N. 41-43 E. 154.8 feet to an iron pin; thence S. 75-57 E. 935.5 feet to an iron pin; thence S. 23-29 W. 758.3 feet to an iron pin; thence N. 64-13 W. 1,165.8 feet to an iron pin and old stone at the point of beginning.

The above property is a portion of the same property conveyed to the mortgagor by deed of J & B Investment Company recorded  $\frac{\text{June 1, 1983}}{\text{In Deed Book } \frac{\text{1/89}}{\text{1/89}}$  at Page  $\frac{\text{402}}{\text{1/89}}$ .

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 absual 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.

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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 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 Mortgagor 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 lat the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

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