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MORTGAGE - INDIVIDUAL LOAN - JOHN Q. DILLARD, P.A., GREENVILLE, S.C.

BOOK 34 PAGE 360

FILED
GREENVILLE CO. S.C.
'75 NOV 13 AM 11 22
DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, H. J. MARTIN and JOE O. CHARPING

(hereinafter referred to as Mortgagor) is well and truly indebted unto HOLLY TREE PLANTATION, A Limited Partnership

(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 Eighty-six and 38/100ths ---------- $86.38 on the sale of Lot 22 Holly Tree Plantation Phase II

RECORDING FEE PAID

12620

WILKINS & WILKINS ATTYS

FILED
GREENVILLE CO. S.C.
Nov 12 11 35 AM '75
DONNIE S. TANKERSLEY
R.M.C.

Paid in full
10-24-75
Robert Dillard
for Holly Tree Plantation

PAID IN FULL AND SATISFIED THIS
THE 24th DAY OF OCTOBER, 1975
HOLLY TREE PLANTATION

BY _____
Its General Partner

NOV 12 1975

IN THE PRESENCE OF:

_____

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging or in anywise incident or appertaining, and 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 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 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 at 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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