FILED 40269 OF REAL ESTATE MAY MORAGA STATE OF SOUTH CAROLIN. 37 FACE 345 COUNTY OF Greenville DON'T ALL WHOM THESE PRESENTS MAY CONCERN:

James H. Ross and Evelyn B. Ross WHEREAS,

(hereinafter referred to as Mortgagor) is well and truly indebted unto MOTOR CONTRACT COMPANY \_\_\_ its successors and assigns forever (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 BEGINNING at an iron pin on the joint line with property now or formerly of Stan Lee and at the southwest corner of Tract #2 and running thence S. 77-20 W. 1,475.7 feet to an iron pin; thence N. 5-12 E., 140.4 feet to an iron pin; thence N. 71-59 E., 1,492.8 feet to an fron pin; thence S. 1-43 E., 103.9 feet to an igon pin; thence S. 2-30 W., 179.3 feet to the point of beginning. MAR 2 4 1978

Together with all and singular rights, members, hereditaments 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 answers 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 the TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee that deep successors a

The Mortgagor covenants that it is lawfully seized of the premises happing bove and is lawfully authorized to sell, convey or encumber the same, and that the present the same is a sell to be sell to had te, that it has good right except as herein specifically stated otherwise as follows:

This is a First Mortgage second to none,

and against the Mortgagor and all persons whomsoever lawfully claiming the same or and 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 flurposes 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. provided in writing.

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

SERVICE TO SERVICE TO