200x 1388 stat 691 WILLIAM D. RICHARDSON, Attorpey To Lad, Greentings. C. 29603 STATE OF SOUTH CAROLINA PENNIE S.TANKERSLEY R.H.C. 48 PAGE 263 MORTGAGE OF REAL ESTATE COUNTY OF GREENVILLE TO ALL WHOM THESE PRESENTS MAY CONCERN: WHEREAS, ------HAMLIN BEATTIE, III-----(hereinafter referred to as Mortgagor) is well and truly indebted unto ------COMMUNITY BANK----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 Fifteen Thousand and No/100-------- Dollars (\$15,000.00) due and payable This is the same property conveyed to the mortgagor herein by deed of William HijBeattje, dated July 14, 1972, recorded in the RMC Office for Greenville County S. C., in Deed Book 949, Page 31, on July 14, 1972. WITHES WITH all and engular rights present the same belonging in any way incident or appertaining, and fill the rents, trues, and profits which may arise the facility ferefrom, and tacheding all heating, plambing, and lighting futures now or hereafter interpretation of the same belonging in any way incident or appertaining, and fill the rents in the same belonging in any way incident or appertaining, and fill the rents in the same belonging in any way incident or appertaining, and fill the rents in the same belonging in any way incident or appertaining, and fill the rents in the same belonging in any way incident or appertaining, and fill the rents in the same belonging in any way incident or appertaining, and fill the rents in the same belonging in any way incident or appertaining, and in the same belonging in any way incident or appertaining, and in the same belonging in any way incident or appertaining, and in the same belonging in any way incident or appertaining, and in the same belonging in any way incident or appertaining, and in the same belonging in any way incident or appertaining, and in the same belonging in any way incident or appertaining, and in the same belonging in any way incident or appertaining, and in the same belonging in any way incident or appertaining in the same belonging i consected, or fixed thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the sall basehold furniture, be econodered a part of the real estate. Do HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigna, forever.

The Mortgagor further covenants and agrees as follows:

Capainst the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

[H] 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 Mortgagee 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 be ar interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

E The Mortgagor coverants that it is inwfelly seized of the premises hereinabove described in fee simple absolute, that it has good right and is Wivilly sutherized to sell, convey or encumber the same, and that the premises are free and clear of all leas and commbrances except as provided bearing. The Mortgagor further coverants to warrant and forever defend all and singular the said premises unto the Mortgagor forever, from and

(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 doe; 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 Mortgage debt, whether doe or not.