2001 1429 aug 359

HORTON, DRAWDY, MARCHBANKS, ASHMORES RHAPMAN & BROWN, P.A. 307 PETTIGRU ST., GREENVILLE, S.C. 29603 3 46 Pil 1 GREENVILLE CO. S. C. STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE TO ALL WHOM THESE PRESENTS MAY CONCERN: CONNIE S. TANKERSLEY W. N. Leslie, Inc. N. Academy Street Greenville, South Carolina WHEREAS, Timothy P. Sullivan and Norma W. Sullivan --thereinafter referred to as Mortgagor) is well and truly indebted unto W. N. Leslie, Inc. thereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated berein by reference, in the sum of Seven Thousand Two Hundred Forty-seven and 07/100 _ Dollars (\$ 7,247.07 ___) due and payable line of Lots 103 and 131, S. 87-24 E., 110 feet to a point; thence S. 2-36 W., 130 feet to a point on the northern side of Croundale Drive; running thence N. 87-24 W., 85 feet to a point? thence N. 42-24 W., 35.4 feet to a point on the eastern side of Gray Fox Square; thence N. 2-36 E., 105 feet to the point and place of beginning. This is the same property conveyed to the nortgagors herein by deed of W. N. Leslie, Inc. recorded

in the pri.C. Office for Greenville County in Deed Book 1017 at Page 372 on the 19 day of ipril, 1978. or ipril, 1978.

ith all and singular rights, members, berdstaments, and apportenances to the same belonging in any way incident or appertaining, and of all the rests traces, and profess which may arise or be had therefrom, and including all heating, plumbing, and lighting futures now or hereafter all attend cognected or fated thereto in any manner; it being the intention of the parties hereto that all such futures and equipment, other than the uggal household februiture, he considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its being, 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 livifully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided Legin The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagos 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 bereafter, at the option of the Mortgagee, for a payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also te the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall be ar interest one rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or it as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be targee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay for when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does ch insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on either doe or not.