MAIL TO Frank Ulmer Lumber Co., Inc. 86 FASE 1037 GADOY & DAYENPORT P. O. Box 8476 P. Q. BOX 10267 8001 1378 PAGE 397 GREENVILLE, S. C. Fir 22 21 PH 178 STATE OF SOUTH CAROLINA MORTGAGE OF REAL ESTATE CONN'E S.TANKERSLEY COUNTY OF GREENVILLE TO ALL WHOM THESE PRESENTS MAY CONCERN: Atterney 85 F. Jones
Post Office Box 156
Fig. Wass Will County 618 West Main Street We, Charles Fletcher and Emma W. Fletcher Villiamston, S. C. thereinafter referred to as Mortgagor) is well and truly indebted unto Frank Ulmer Lumber Co., Inc. (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 -----) due and payable Two Thousand Two Hundred Eighty and No/100-thence up the meanders of said branch as the line S. 65-30 W. 192.7 feet to an iron pin; thence S. 20-40 E. 29.5 feet to an iron pin; thence S. 33-57 W. 192.7 feet to an iron pin; thence N. 84-33 W. 39 feet to an iron pin; thence S. 10-12 W. 35 feet to an iron pin; thence N. 78-15 W. 109 feet to an iron pin in the line of property now or formerly belonging to W. 0. Barnett; thence along Barnett's line N. 39-16 E. 214.9 feet to an iron pin; thence still with Barnett's line N. 06-06 E. 179.3 feet to an iron pin in the line of property now or formerly belonging to H. B. Coward; thence along Coward line S. 77-51 E. 164.8 feet to the beginning The above property was conveyed to the mortgagors herein by deed of Golden Groya properties, Inc. dated September 9, 1976 and recorded in the RMC Office for Greenville County in Deed Book 1042, at Page 774.

This mortgage is junior in lien to that mortgage from Charles Fletcher and Small Section 1. in favor of Family Federal Savings & Loan Association dated September 92 1976 and recorded in the RMC Office for Greenville County in Mortgage Book 1373 , at Page Witnes: margant 11. Soul Together with all and singular rights, members, berditaments, and appurtenances to the same belonging in an of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or bereafter 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 bereinabove 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 berein. 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.

(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 Mortgagee so getter the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to 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.

(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 in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and that it will pay 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 held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does 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 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 all premiums therefor when due; and that it does hereby assign to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not. the Mortgage debt, whether due or not.

