

STATE OF SOUTH CAROLINA } FILED  
COUNTY OF GREENVILLE } MORTGAGE OF REAL ESTATE 86 PAGE 1463

MAY 28 11 13 AM '84 TO ALL WHOM THESE PRESENTS MAY CONCERN:

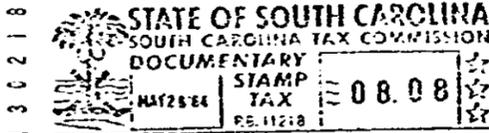
DONNIE S. BANKERSLEY

WHEREAS, Q. R. FOXX PROPERTIES, A SOUTH CAROLINA GENERAL PARTNERSHIP

(hereinafter referred to as Mortgagor) is well and truly indebted unto ANNA G. LOCKEE, Individually and as Administratrix CIA-DBN of the Estate of J. J. Grumbles and Bankers Trust of South Carolina, Successor in Interest to The Peoples National Bank of Greenville, South Carolina, as Trustee under the Will of J. J. Grumbles (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 Twenty Thousand and Two Hundred

Dollars (\$ 20,200.00 ) due and payable

on August 22, 1984



no interest

SEC 7 84 1314

with interest thereon from date at the rate of XXXXXXXXXX per centum per annum, to be paid as provided in said note; and running thence along the northside of Wace Street, N. 75-02 E. 235.6 feet to joint front corner of Lots Nos. 7 and 8; thence along rear line of Lots Nos. 6, 57.8 feet to a point in line of Lot No. 3, joint rear corner of Lots Nos. 5 and 6; thence S. 16-34 E. 86 feet; thence S. 75-02 W. 115.6 feet to a point on West Street; thence S. 13-21 E. 70 feet to the point of beginning.

This is a portion of the property conveyed to the Mortgagor herein by deed of Anna G. Lockee, dated May 22, 1984 and recorded in the RMC Office for Greenville County, S.C. in Deed Book 1213, at Page 400, on May 28, 1984.

See also deed of Bankers Trust of South Carolina, Successor in Interest to the Peoples National Bank of Greenville, South Carolina, as Trustee under the Will of J. J. Grumbles, dated May 22, 1984, and recorded in the RMC Office for Greenville County, S.C. in Deed Book 1213, at Page 402, on May 28, 1984.

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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 therefrom, and including all heating, plumbing, and lighting fixtures, and hereafter attached, connected, or fitted thereto in any manner, it being the intention of the parties hereto that all such fixtures and equipment shall be considered a part of the real estate.

DO HAVE AND TO HOLD, all and singular of the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagee covenants that it shall not be seized of the premises described in this mortgage, 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 defend and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:  
(1) That this mortgage shall secure the Mortgagor such other sums as may be advanced to the Mortgagor, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, and other charges and expenses pursuant to the covenants herein. This mortgage shall also secure the Mortgagor 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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(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 Mortgage debt, whether due or not.

SEP 7 1984