

**CONTRACT COMPANY**

... (Mortgagee) as evidenced by ... in the sum of **\$3312.00** and payable on the **11th** day of **FEBRUARY** 19**72**

... the value indebtedness has ... to be paid on demand.

... and Mortgagee for such further sums as may be advanced to or for ... for any other purposes:

**NOW KNOW ALL MEN** That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums that may be advanced to or for the Mortgagee at any time for advances made to or for the benefit of the Mortgagor, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee, and having the setting and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed, confirmed, warranted, sold and released unto the Mortgagee, its successors and assigns:

All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of **GREENVILLE**, to wit: **ALL THAT PIECE, PARCEL OR LOT OF LAND IN THE STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE, BEING KNOWN AND DESIGNATED AS LOT NO. 111, ON PLAT OF SUPER HIGHWAY HOME SITES, PREPARED BY DALTON & NEVES, ENGINEERS, MAY 1946, RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY IN PLAT BOOK "P", AT PAGE 53, AND HAVING, ACCORDING TO SAID PLAT, THE FOLLOWING COURSES AND DISTANCES, TO WIT:**

**BEGINNING AT AN IRON PIN ON THE EASTERN SIDE OF BROAD VISTA BOULEVARD AT JOINT FRONT CORNER OF LOTS NOS. 110 AND 111 AND RUNNING THENCE ALONG THE EASTERN SIDE OF BROAD VISTA BOULEVARD, N. 2-00 E. 80 FEET TO AN IRON PIN AT JOINT FRONT CORNER OF LOTS NOS. 111 AND 112; RUNNING THENCE ALONG THE LINE OF LOT NO. 112, S. 88-0 E. 182.5 FEET TO AN IRON PIN AT THE JOINT REAR CORNER OF LOTS NOS. 111 AND 112; ALSO BEING THE CENTER OF A FIVE FOOT STRIP RESERVED FOR UTILITIES; THENCE ALONG CENTER OF SAID UTILITIES STRIP, S. 2-00 W. 80 FEET TO AN IRON PIN AT JOINT REAR CORNER OF LOTS NOS. 111 AND 110; THENCE ALONG LINE OF LOT NO. 110, N. 88-0 W. 182.5 FEET TO AN IRON PIN ON THE EASTERN SIDE OF BROAD VISTA BOULEVARD, THE BEGINNING CORNER.**

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 fixtures 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.

**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 hereinabove 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 herein specifically stated otherwise as follows:

**THIS IS A SECOND MORTGAGE SUBJECT ONLY TO THAT FIRST MORTGAGE GIVEN TO CAROLINA NATIONAL MORTGAGE AND INVESTMENT COMPANY DATED 5/31/66 IN THE ORIGINAL AMOUNT OF \$8500.00 AND RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY IN MORTGAGE VOLUME 1032 AT PAGE 285.**

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.

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 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 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.
- (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.