MORTGAGE OF REAL ESTATE BUDY 1255 PAGE 379

to all whom these presents may concern:

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WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgages for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

been paid, with laterest thereon from maturity at the rate of seven per centum per annum, to be paid on demand.

NOW RNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and any other and further sums for which the Martgagor may be indebted to the Mortgages at any time for advences made to or for his account by the Mortgages, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgages at and before the scaling and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors aud sasigns: C() I

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 Caroling, County of __Greenville____, to wit: on the South side of Lowndes Hill Road, near the City of Greenville, being the Western one-half of Lot #93, as shown on Plat #3 of Overbrook Land Company and Woodville Investment Company, recorded in Plat Book F at Page 218, and according to said plat and a survey made by Piedmont Engineering Service, July 30, 1947, is described as follows: Beginning at a stake on the South side of Lowndes Hill Road 692,8 feet East from Overbrook Road, at corner of lot #92 and running thence with line of said lot, S. 13-16 W. 94 feet to a stake; thence S. 75-54 E. 62.5 feet toa stake; thence N. 13-16 E. 95 feet te a stake on Lowndes Hill Road; thence with South side of Lowndes Hill Road, N. 76-44 W. 62.5 feet to the beginning corner. Being the same premises conveyed to the mortgager herein by O.Y. Brownlee by deed to be recovered herewith.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or ap pertaining, 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:

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 aums 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 Mortgager 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 annually in writing. 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 field 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 debt, whether due for not gagee, to the extent of the balance owing on the Mortgagee debt, whether due or not.