

JUN 19 11 55 AM '73

HORTON, DRAWDY, DILLARD, MARCHBANKS, CHAPMAN & BROWN, P.A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1282

PAGE 1

COUNTY OF GREENVILLE
REGULATION NO. 22
COMPLIED WITH

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Vasto Peeples,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Charles J. Spillane and J. R. Cleveland

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Thirty Two Thousand and No/100..... Dollars (\$ 32,000.00) due and payable in eleven (11) equal annual installments of Two Thousand Six Hundred Sixty-Six and 66/100 (\$2,666.66) Dollars with the 12th and final installment being Two Thousand Six Hundred Sixty-Six and 74/100 (\$2,666.74) Dollars, with interest on unpaid principal balance at 7 3/4% to be computed and paid annually on the anniversary date of principal payment with the 1st principal and interest payment ~~xxxxxx~~ being due and payable one year from date hereof.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee 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:

NOW, KNOW ALL MEN; That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, 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 at and before the sealing 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 and assigns:

ALL that certain piece, parcel and tract of land with all improvements now or hereafter located thereon in Saluda Township, County of Greenville, State of South Carolina, containing 50 acres, more or less, located on the West side of U. S. Highway 25 (as relocated) and being the greater portion of property conveyed to Charles J. Spillane and J. R. Cleveland by deed of E. Inman, Master In Equity, dated June 15, 1966, and recorded in the Greenville County RMC Office in Deed Book 801, at Page 40, and being the same property conveyed to the mortgagor by deed of the mortgagees of even date and to be recorded herewith.

It is understood and agreed that the mortgagees will release from the lien of this mortgage, upon written request of the purchaser any portion of the property described herein for a consideration of \$1,500.00 per acre for any parcel of land so released, with said payments to be credited to the principal installment next becoming due, any and all such payments, however, which might exceed the annual principal and interest payment for any one calendar year shall be invested by the Purchaser in certificates of deposit as substituted collateral under the terms and conditions of the Amendment to Contract of Sale of June 6, 1973.

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 provided herein. 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.