REGULATION 110. 22 TREENVILLE CO. S. C.

HONGENDHANDY, DICLARD, MARCHANNE, CHAPMAN & BROWN, P.A., 307 PETTIGRU STREET, GREENVILLE, S. C. 34603

STATE OF SOUTH CAROLINA STATE

WHEREAS. CHARLES L. DOUGHTY and LILLIAN C. DOUGHTY

(hereinafter referred to as Mortgagor) is well and truly indebted unto ROBERT A. BAILEY

SIXTY DAYS FROM DATE HEREOF, WITH NO INTEREST.

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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, its successors and assigns:

ALL that certain piece, parcel or lot of land, with all improvements thereon, orhereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southeastern side of Dronsfield Drive, being shown and designated as Lot No. 92, on a plat of Sheet 2 of BUXTON, made by Piedmont Engineers and Architects, Surveyors, dated November 5th, 1970, recorded in the RMC Office for Greenville County, S. C., in Plat Pook 4-N, page 3 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Dronsfield Drive at the joint corner of Lots Nos. 92 and 93 and running thence along the common line of sid lots, S. 56-55 E., 160 feet to an iron pin; thence along the line of Lot No. 91, S. 32-09 W., 98.6 feet to an iron pin; thence N. 60-00 W., 29.45 feet to an iron pin; thence N. 74-19 W., 125.65 feet to an iron pin on Dronsfield Drive; thence along the southeastern side of Dronsfield Drive, N. 20-30 E., 50 feet to an iron pin; thence continuing along said side of said drive, N. 32-09 E., 89.4 feet to an iron pin, the point of beginning.

Together with all and singular rights, members, herditaments, 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 futures 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 Fers and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagoe ferever, 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, incurance premiums, public assessments, repairs or other purposes pursuant to the overents herein. This mortgage shall also secure the Mortgagee for any further bans, 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 encount amount shown on the face betood. All sames or advanced shall bear interest at the same rate as the nextgage of the and shall be payable on demand of the Mortgagee volves etherwise provided in writing.
- (2) That it will keep to a improvements now existing or hereafter exceed on the nontragged property instited as may be required from time to time by the Mortgorie against loss by the normal some or and the host the material deleter is such encounts as me be required by the Mortgories may be required to the mortgories and tent all such polaries and relevals thereof shall be held by the Mortgorie, and have attached thereto less people there is no fiver of, and in form acceptable to the Mortgorie, and that it will present therefore whom due, and that it does be reby anyon to the Mortgorie the proceeded are policy in suit at the next more great process and does learly interior each threather excepted process and the Mortgorie each threather excepted to radio proposed for a less denote to the Mortgorie, to the exert of the believe owing on the Mortgorie delt, whether the crimit.

1328 BV 9