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WILLIAM D. RICHARDSON, Attorney 31 ELLED COVINS. S. C. 29603

STATE OF SOUTH CABOLINA COUNTY OF GREENVILLE

JUL 30 11 31 All '73 MORTGAGE OF REAL ESTATE

DONNIE S. TANKER SHEXLL WHOM THESE PRESENTS MAY CONCERN:

R.H.C.

WHEREAS, JAMES R. MCCLAIN

Acreinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY

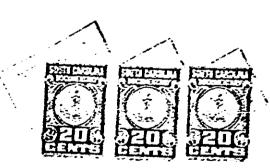
with interest thereon from date at the rate of

per centum per annum, to be paid:

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagoe for such further soms 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 (43,00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, its successors and assigns:

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 108, Section 2, of SUBDIVISION FOR VICTOR MONAGHAN HILLS, GREENVILLE, S. C., prepared by Pickell and Pickell, Engineers, dated December 20, 1948, recorded in the RMC Office for Greenville County, S. C., in Plat Book S, Pages 179 - 181, reference to said plat being craved for a metes and bounds description thereof.



Together with all and singular rights, members, herdraments, and apportenances to the same belonging in any way incident or apportaining, and of all the rests, issues, and profits which may srise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fixed 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 beins, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises bereinshove described to 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 berein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagor forever, from and against the Mortgagor and all persons whomsever lawfully claiming the name or any part thereof.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall seeme the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, incurrance premiums, public assessments, repairs or other purposes pursuant to the coverants herein. This mortgage shall also secure the Mortgagee for any further leans, 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 50 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 enisting 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 rot 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 tenerals 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 premisms therefor when due, and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgage 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 doe or not.

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