MORTGAGE OF REAL ESTATE-Offices di PELECE PLE DAOSe & at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MAY 27 3 54 [M 17]

MORTGAGE OF REAL ESTATE

CONNESS, TANKERSLEY

R M.C TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Alice Patterson Pepper

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bankers Trust of South Carolina

thereinafter referred to as Mortgagee' as evidenced by the Mortgager's promissory note of even date herewith, the terms of which are incorporated bettein by reference, in the sum of Nineteen Thousand Eight Hundred Thirty-seven and 20/100ths-------Dollars (\$ 19,837.20) due and payable in 120 monthly installments of \$165.31 each, beginning on the 30th day of June, 1976, and on the same day of each month thereafter until paid in full.

with interest thereon from date at the rate of 6 1/2 per centum per amount to be paid after maturity.

WHEREAS, the Morigagor may hereafter become indebted to the said Morigagoe for such further sums as may be advanced to or for the Morigagor'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 scaling and delivery of these presents, the receipt whereof is hereby acknowledgod, 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 price, pared or lot of land, with all improvements therein, or hereafter constructed therein, situate loins and king in the State of South Carolina, Crumty of Greenville, being shown as Lots 45, 46, 47, 48, 49 and 50, on plat of "Oaklawn" recorded in Plat Book E at Page 273, said lots having a total frontage of 150 feet on the southerly side of Locust Avenue with a depth of 117.5 feet on the westerly side of Lot 50 and 114.4 feet on the easterly side of Lot 45.



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 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 Mortgagoe, 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 Mortgagoe 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 bereafter, 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 be at interest at the same rate as the mortgage dobt 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.

A328 RV 2.5