

FILED
GREENVILLE CO. S. C.

State of South Carolina

APR 23 2 57 PM '77
CONNIE S. TANKERSLEY
R.M.C.

BOOK 1436 PAGE 730

COUNTY OF

To All Whom These Presents May Concern:

In consideration of advances made and which may be made by BANK OF GREER, GREER, SOUTH CAROLINA, Lender, to Jesse E. Crim and Jane M. Crim, Borrower, (whether one or more), aggregating Two Hundred Eighty-Two and 50/100 (\$282.50) Dollars, (evidenced by note(s) of even date herewith, hereby expressly made a part hereof) and to secure, in accordance with Section 29-3-50 of the Code of Laws of South Carolina, 1976, (1) all existing indebtedness of Borrower to Lender (including but not limited to the above described advances), evidenced by promissory notes and all renewals and extensions thereof, (2) all future advances that may subsequently be made to Borrower by Lender, to be evidenced by promissory notes, and all renewals and extensions thereof, and (3) all other indebtedness of Borrower to Lender, now due or to become due or hereafter contracted, the maximum principal amount of all existing indebtedness, future advances, and all other indebtedness outstanding at any one time not to exceed Twenty-Five Thousand and no/100ths (\$25,000.00) Dollars plus interest thereon, attorneys' fees and court costs, with interest as provided in said note(s), and costs including a reasonable attorneys' fee of not less than fifteen (15%) percentum of the total amount due thereon and charges as provided in said note(s) and herein, the undersigned has granted, bargained, sold, conveyed and mortgaged and by these presents does hereby grant, bargain, sell, convey and mortgage, in fee simple unto Lender, its successors, and assigns, the following described property:

ALL that lot of land in the State and County aforesaid, Chick Springs Township, near the City of Greer, being known and designated as Lot No. 68 on a plat of Belmont Heights recorded in Plat Book QQ at pages 160 and 161. Said lot fronts on the westerly edge of Sheffield Road for a distance of 100 feet and runs back therefrom a depth of 350 feet. This property is conveyed subject to restrictive covenants of record and to any utility easements thereon. Said plat is specifically referred to for a more complete property description.

DERIVATION: See deed of Belmont Heights, Inc., dated December 21, 1968, and recorded in Deed Book 858, Page 433.

It is understood and agreed that all advances heretofore, now, and hereafter made by Lender to Borrower, and all indebtedness now and hereafter owed by Borrower to Lender, and any other present or future indebtedness or liability of Borrower to Lender, whether as principal debtor, surety, guarantor, endorser or otherwise, will be secured by this instrument until it is satisfied of record. It is further understood and agreed that Lender, at the written request of Borrower will satisfy this mortgage whenever: (1) Borrower owes no indebtedness to Lender, (2) Borrower has no liability to Lender, and (3) Lender has not agreed to make any further advance or advances to Borrower.

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STATE OF SOUTH CAROLINA
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