

Mortgagees' address: 421, 2nd St. N.W.
MORTGAGE INDIVIDUAL FORM NOVEMBER, CO. 29,360

GREENVILLE, S. C. BOOK 1593 PAGE 418

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
CO. S. C.
JAN 31 8 55 AM '83
PHILLIPS
S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, RONARD ~~WIFE~~ PHILLIPS and J. DAVIS SEXTON and MAMIE LOUISE
(hereinafter referred to as Mortgagor) is well and truly indebted unto
SEXTON

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated
herein by reference, in the sum of Ten Thousand and no/100ths Dollars (\$ 10,000.00) due and payable

as set forth in said note,
with interest thereon from date at the rate of 10 per centum per annum, to be paid: monthly.

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 piece, parcel or lot of land, situate, lying and being on the southern side of
Jones Mill Road, in Greenville County, South Carolina, being shown and designated as Lot
N-12, containing .93 acre, on a plat of SECTION 3-N, WHIPPOORWILL COUNTRY CLUB, PROPERTY
OF WHIPPOORWILL DEVELOPMENT COMPANY, INC., made by Enwright Associates, Engineers, dated
August 21, 1969, revised October 19, 1971, and on November 17, 1971, recorded in the RMC
Office for Greenville County, S. C., in Plat Book 4-L, page 155, reference to which is
hereby craved for the metes and bounds thereof.

The above property is the same conveyed to the Mortgagor by the Mortgagees by deed to
be recorded simultaneously herewith.

If all or any part of the property or an interest therein is sold or transferred by
Mortgagors without Mortgagee's prior written consent, excluding (a) the creation of a lien
or encumbrance subordinate to this mortgage, (b) the creation of a purchase money security
interest for household appliances, (c) a transfer by devise, descent or by operation of
law upon the death of a joint tenant or (d) the grant of any leasehold interest of three
years or less not containing an option to purchase, Mortgagee may, at Mortgagee's option,
declare all the sums secured by this mortgage to be immediately due and payable. Mortgagee
shall have waived such option to accelerate if, prior to the sale or transfer, Mortgagee
and the person to whom the property is to be sold or transferred reach agreement in
writing that the credit of such person is satisfactory to Mortgagee and that the interest
payable on the sums secured by this mortgage shall be at such rate as Mortgagee shall
request. If Mortgagee has waived the option to accelerate provided in this paragraph, and
if Mortgagors' successor in interest has executed a written assumption agreement accepted
in writing by Mortgagee, Mortgagee shall release Mortgagors from all obligations under
this mortgage and the note.

If Mortgagee exercises such option to accelerate, Mortgagee shall mail Mortgagors notice
of acceleration at their last known mailing address. Such notice shall provide a period
of not less than 30 days from the date such notice is mailed within which Mortgagors may
pay the sums declared due. If Mortgagors fail to pay such sums prior to the expiration of
such period, Mortgagee may, without further notice or demand on Mortgagors, invoke any
remedies permitted under the terms hereof.

RECORDED
DOCUMENTARY
JAN 31 1983
GREENVILLE, S. C.

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