

RECORDING FEE
NO. 2.50
FEB 18 1973 2311A

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BILLY JOE LARK AND
BARBARA M. LARK [622

PAGE 377

DANIEL BILLY ALEXANDER

P.O. Box 684,
Clinton, Ga. 30417

*Created
Donnie S. Tankersley
1973*

See Book 1162 in 316) 3314

Mortgage of Real Estate

I hereby certify that the within Mortgage has been filed 15th

day of February 1973

at 3152 P. M. recorded in Book 1267

Mortgage, page 65 in No. 622

William J. Tankersley
Register of Deeds
Greenville County, S. C.

HESTER, DANIEL, DILLON, MARGARET, CHAPMAN & BROWN, P.A.
307 PATRICK STREET
P.O. BOX 10187 P.E.
SOUTH GREENVILLE, S.C. 29603

SALES OFFICE
CANCELLATION OF RECORD

Donnie S. Tankersley
1973

R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:47 O'CLOCK P. M. NO. 622

deed of even date herewith.

The within mortgage is junior in lien to a first mortgage covering the above described property given by William M. Howard, Jr. et al to Carolina National Mortgage Investment Co., Inc. in the original sum of \$22,000.00, recorded in the R.M.C. Office for Greenville County, S. C., in Mortgage Book 1163, at page 155.

*Paid and satisfied in full this 18th day
of June, 1973*
Donnie S. Tankersley
Created
Donnie S. Tankersley
RECORDING FEE
PAID \$ 1.00
JUL 6 1973
Witness
Donnie S. Tankersley
622

GREENVILLE CO. S. C.
6 11 47 AM '73
DANIEL B. ALEXANDER
R.M.C.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and 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 Mortgagee 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagee 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 Mortgagee 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.
- (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.