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FILED
GREENVILLE.CO.S.C.
STATE OF SOUTH CAROLINA
COUNTY OF Greenville
11 3 04 PM '76
DORRIE S. TANKERSLEY
R.H.C.

BOOK 36 PAGE 744
BOOK 1354 PAGE 802

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Robert Rovner and Anita A. Rovner

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

(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 \$100,000.00

Satisfied In Full

Bankers Trust of South Carolina, N.A.

By: *James A. Lytle* Asst. V.P.
Witness: *Pamela J. Butler*

Witness: *Walter E. Miller*

MAR 1976
PAID
Bankers Trust
S.C., N.A.
GREENVILLE

GREENVILLE, CO. S. C.
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BOOK 1354 PAGE 803
DORRIE S. TANKERSLEY
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The Mortgagor further covenants and agrees as follows:
(1) That this mortgage shall secure the Mortgagee for such further advances or loans 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, read-ances 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 in a 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 the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of

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