



Marion McDaniel and Maple McDaniel

Carolina Aluminum Products Company

\$6,991.32 payable in 84 equal installments of \$83.23 each, commencing on the

5th day of Nov. 1975 and being due on the same of each subsequent month, as in and by the

NOTICE, KNOW ALL MEN, that the mortgagee in consideration of the said note, and for the better securing the payment thereof, according to the conditions of the said Note...

All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the northern side of Jacob Road and being known and designated at Lot No. 16 of Pine Hill Village as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book "QQ", at Page 169 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Jacob Road at the joint front corner of Lots No. 15 and 16 and running thence along said Road N.63-23 W. 68.9 feet to an iron pin joint corner of Lots No. 16 and 17; thence N. 28-66E, 143.1 feet to an iron pin; thence S. 60-38 E. 70 feet to an iron pin; thence S. 29-22 W. 140 feet to the point of beginning.

The above is the same property conveyed to the grantor by deed recorded in Deed Book 697, at Page 343.

IT IS UNDERSTOOD THAT THIS MORTGAGE CONSTITUTES A VALID SECOND LIEN ON THE ABOVE DESCRIBED PROPERTY.



TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said Premises unto the said mortgagee, its (his) successors, heirs and assigns forever.

AND I (we) do hereby bind my (our) self and my (our) heirs, executors and administrators, to procure or execute any further necessary assurances of title to the said premises, the title to which is unencumbered, and also to warrant and forever defend all and singular the said Premises unto the said mortgagee its (his) heirs, successors and assigns, from and against all persons lawfully claiming, or to claim the same or any part thereof.

AND IT IS AGREED, by and between the parties hereto, that the said mortgagee, his (their) heirs, executors, or administrators, shall keep the buildings on said premises, insured against fire or damage by fire, for the benefit of the said mortgagee, for an amount not less than the unpaid balance on the said Note in such company as shall be approved by the said mortgagee, and in default thereof, the said mortgagee, its (his) heirs, successors or assigns, may effect such insurance and reimburse themselves under this mortgage for the expense thereof, with interest thereon, from the date of its payment. And it is further agreed that the said mortgagee its (his) heirs, successors or assigns shall be entitled to receive from the insurance moneys to be paid, a sum equal to the amount of the debt secured by this mortgage.

AND IT IS AGREED, by and between the said parties, that if the said mortgagee, his (their) heirs, executors, administrators or assigns, shall fail to pay all taxes and assessments upon the said premises when the same shall first become payable, then the said mortgagee, its (his) heirs, successors or assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse themselves under this mortgage for the same so paid, with interest thereon, from the dates of such payments.

AND IT IS AGREED, by and between the said parties, that upon any default being made in the payment of the said Note, when the same shall become payable, or in any other of the provisions of this mortgage, that then the entire amount of the debt secured, or intended to be secured hereby, shall forthwith become due, at the option of the said mortgagee, its (his) heirs, successors or assigns, although the period for the payment of the said debt may not then have expired.

AND IT IS FURTHER AGREED, by and between the said parties, that should legal proceedings be instituted for the foreclosure of this mortgage, or for any other cause involving this mortgage, or should the debt hereby secured be placed in the hands of an attorney at law for collection, by suit or otherwise, that all costs and expenses incurred by the mortgagee, its (his) heirs, successors or assigns, including a reasonable attorney's fee, not less than ten per cent of the amount involved shall thereupon become due and payable as a part of the debt hereby secured, and may be recovered and collected therefor.

PROVIDED, ALWAYS, and it is the true intent and meaning of the parties to these Presents, that when the said mortgage, his (their) heirs, executors or administrators shall pay or cause to be paid into the said mortgage, its (his) heirs, successors or assigns, the said debt, with the interest thereon, it may shall be paid, and all the sums of money paid by the said mortgage, his (their) heirs, successors, or assigns, according to the said terms and conditions of the said note, and of this mortgage and shall pay in all the negotiations aforesaid to the true intent and meaning of the said note and mortgage, then this Deed of Mortgage and Sale shall cease, determine and be void, otherwise it shall remain in full force and virtue.

AND IT IS LASTLY AGREED, by and between the said parties, that the said mortgagee may hold and enjoy the said premises until default of payment shall be made.

WITNESS my (our) Hand and Seal, this 1st day of September, 1975

Signed, sealed and delivered in the presence of:
Marion McDaniel (L.S.)
Maple McDaniel (L.S.)
Forlon E. Eureka
Hess Hunt

4328 RV-21