| Now, Know All Men, the Mortgagor in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of One Dollar (\$1.00) 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, assigned, and released, and by these presents does grant, bargain, sell, assign, and release unto the Mortgagee, its successors and assigns the following described property: All that lot of land with improvements lying on the northwestern side of Edgewood Drive in Greenville County, South Carolina, being shown as Lot No. 60, on a Plat of the Subdivision of KIRKWOOD HEIGHTS made by Pickell and Pickell, Engineers, dated October, 1954, and recorded in the RMC Office for said County and State in Plat Book EE, Pages 110 and 111, reference to which is hereby craved. This lot is 70 feet wide and 169 feet deep. The above described property is the same conveyed to the grantor by deed of W. K. Stringfellow recorded in the RMC Office for Greenvill County, South Carolina, in Deed Book 759, Page 435, and is hereby conveyed subject The following described household appliances are, and shall be deemed to be, fixtures and a part of the realty and are, along with any furniture or household goods, which may be hereinafter described, a portion of the security for the indebtedness hereinabove mentioned: said household appliances and other chattels are described as follows: to utility rights-of-way and building restrictions of public record, and to the drainage easements shown on the recorded Plat. This being the same premiawa conveyed to the grantor herein by Deed from Henry C. Harding Builders, Inc., and | | | | | |
|--|--|--|---|--|--|
| COUNTY OF Spartanburg St. 3 00316 ft. 90888 S. Keith and Shelby D. Keith Ray E. Keith and Shelby D. Keith Othereas, Ray E. Keith and Shelby D. Keith Othereas, Consumer Discount Company, a corporation doing business under the laws of the Mate of South Carolina, hereinafter called Onegage, as widerred by a certain promissory more of even dan herewith, the terms of which are incorporated herein by reference in the principal sum of Nineteen thousand six hundred and Dollars eighty (\$. 19,680.90). Whereas, the Mortgagee, at its option, may hereafter make additional advances to the Mortgagor, or his successor in title, at any time before the cancellation of this mortgage, which additional advance (s) shall be evidenced by the Note (s) or Additional Advance Agreement (c) of the Mortgagor, shall bear such maturity date and other provisions as may be mutually agreeable, which additional advances plus interest thereon, attorneys free and Court costs shall stand secured by this mortgage, the same as the original indebtedness, provided, however, that the total amount of existing indebtedness and future advances outstanding at any one time may not exceed the maximum principal amount of years. The Now, Now All Men, the Mortgagor in consideration of the further sum of One Dollar (\$1.00) to the Mortgagor in hand well and unity paid by the Mortgagor in consideration of the further sum of One Dollar (\$1.00) to the Mortgagor in hand well and unity paid by the Mortgagor in any of the further sum of One Dollar (\$1.00) to the Mortgagor in the Australian and released, and by the presents does gram, braggin, sell, assign, and released, and by the presents does gram, braggin, sell, assign, and released, and by the presents does gram, braggin, sell, assign, and released, and by the presents does gram, braggin, sell, assign, and released and by the Mortgage. It is successors and assigns the following described property: All that lot of land with improvements lying on the northwestern side of Edgewood Drive in Greenville County | STATE OF SOUTH CAROLINA | _ | - 1- | | |
| Whereas, Ray E. Keith and Shelby D. Keith (New Accounts of Greenville in the State alone with body whereast) of the Counts of Greenville in the State alone with body whereast to the Montgager, as indebted to Homennakers Loan & Constanter Discount Company, a composition doing business under the laws of the State of South Catolina, hereinafter called Montgagee, as evidenced by a certain promissory note of even date betweith the terms of which are incorporated berein by reference in the principal sum of Nineteen thousand six hundred and Dollars (\$19,680.00_). Whereas, the Montgagee, at its option, may hereafter make additional advances to the Montgagor, or his successor in title, at any time before the cancellation of this montgage, which additional advance (s) shall be evidenced by the Note (s) or Additional Advance Agreement (s) of the Montgagor, shall bear such maturity date and other provisions as may be mutually agreeable, which additional advances, plus interest thereon, attentive date and other provisions as may be mutually agreeable, which additional advances provided, however, that the total amount of existing indebtedness and future advances outstanding at any one time may not exceed the maximum principal amount of the Montgager in the first of the may not exceed the maximum principal amount of the first of the Montgager and also in consideration of the aforesaid debt and for better securing the payment whereas the montgage, and also in consideration of the further sum of One Dollar (3.00) to the Montgager in hand well and truly paid by the Montgager in consideration of the further sum of One Dollar (3.00) to the Montgager in hand well and truly paid by the Montgager in successors and assigns the following and telease unto the Montgager in successors and assigns the following success the receipt whereof is hereby acknowledged, has granted, bargained, sold, assigned, and released, and by these presents does grant, bargain, sell, assign, and release unto the Montgager is successors and assigns the foll | COUNTY OF Spartanburg | DEC 9 | 3/03 24 | 17t | MORIGAGE OF REAL ESTATE |
| Whereas, Ray E. Keith and Shelby D. Keith Of the County of Greenville of the State of South Carolina, hereinafter called Mortgagee, as evidenced by a certain promissory note of even data herewith, the terms of which are incorporated herein by reference in the principal sum of Nineteen thousand six hundred and Dollars (\$.19,680.00_). Whereas, the Mortgagee, at its option, may hereafter make additional advances to the Mortgagor, or his successor in title, at any time before the cancellation of this mortgage, which additional advances to the Mortgagor, or his successor in title, at any time before the cancellation of this mortgage, which additional advances by the mortgage of the Mortgagor, shall be at such maturity date and other provisions as may be mutually agreeable, which additional advances, plus interest thereon, attorneys fees and Court costs shall stand secured by this mortgage, the sum east he original indebtedness, provided, however, that the total amount of existing indebtedness and future advances outstanding of the may not exceed the maximum principal amount of No. Know All Men. the Mortgagor in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagor, and also in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagor, and also in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagor, and also in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagor, and also in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagor, and also in consideration of the aforesaid debt and for better securing the payment ther | (| | | SLEY | St. VS Little School and the control of |
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| Whereas, the Mortgagee, at its option, may hereafter make additional advances to the Mortgagor, or his successor in title, at any time before the cancellation of this mortgage, which additional advance (s) shall be evidenced by the Note (s) or Additional Advance Agreemen (s) of the Mortgagor, shall be a such maturity date and other provisions as may be mutually agreeable, which additional advances, plus interest thereon, attorneys fees and Court costs shall stand secured by this mortgage, the same as the original indebtedness, provided, however, that the total amount of existing indebtedness and tuture advances outstanding at any one time may not exceed the maximum principal amount of No. Now. Know All Men. the Mortgagor in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgage, and also in consideration of the further sum of One Dollar (\$1.00) to the Mortgagor in hand well and trult paid by the Mortgagee at and before the saling and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, assigned, and released, and by these presents does grant, bargain, sell, assign, and release unto the Mortgagee, its successors and assigns the following described property: All that lot of land with improvements lying on the northwestern side of Edgewood Drive in Greenville County, South Carolina, being shown as Lot No. 60, on a Plat of the Subdivision of KIRKWOOD HEIGHTS made by Pickell and Pickell, Engineers, dated October, 1954, and recorded in the RMC Office for said County and State in Plat Book EE, Pages 110 and 111, reference to which is hereby craved. This lot is 70 feet wide and 169 feet deep. The above described property is the same conveyed the grantor by deed of W. K. Stringfellow recorded in the RMC Office for Greenvill County, South Carolina, in Deed Book 759, Page 435, and is hereby conveyed subject. The following described household appliances are, and shall be deemed to be, fixtures and a part of the realty and are, along w | to Homemakers Loan & Consumer Discot Catolina, hereinafter called Mortgagee, a | unt Compa 8 ev idence | my, a corpe d-by-a-cert | nation ain pro | doing business under the laws of the State of South missory note of even date herewith, the terms of which |
| Whereas, the Mortgagee, at its option, may hereafter make additional advances to the Mortgagor, or his successor in title, at any time before the cancellation of this mortgage, which additional advance (s) shall be evidenced by the Note (s) or Additional Advance Agreement (s) of the Mortgagor, shall bear such maturity date and other provisions as may be mutually agreeable, which additional advances, plus interest thereon, attorneys fees and Court costs shall stand secured by this mortgage, the same as the original indebtedness, provided, however, that the total amount of existing indebtedness and future advances outstanding at any one time may not exceed the maximum principal amount of the Mortgagor in amount of the same may not exceed the maximum principal amount of the time the Mortgagor in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of One Dollar (\$1.00) 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, assigned, and released, and by these presents does grant, bargain, sell, assign, and release unto the Mortgagee; its successors and assigns the following-described property: All that lot of land with improvements lying on the northwestern side of Edgewood Drive in Greenville County, South Carolina, being shown as Lot No. 60, on a Plat of the Subdivision of Kirkwood Heights made by Pickell and Pickell, Engineers, dated October, 1954, and recorded in the RMC Office for said County and State in Plat Book EE, Pages 110 and 111, reference to which is hereby craved. This lot is 70 feet wide and 169 feet deep. The above described property is the same conveyed to the grantor by deed of W. K. Stringfellow recorded in the RMC Office for Greenvill County, South Carolina, in Deed Book 759, Page 435, and is hereby conveyed subject. The following described household appliances are, a | are incorporated herein by reference in the | i e principa | al sum of <u>N</u> | inete | een thousand six hundred and Dollars |
| sor in title, at any time before the caricellation of this mortgage, which additional advance (s) shall be evidenced by the Note (s) or Additional Advance Agreement (s) of the Mortgager, shall be used maturity due and other provisions as may be mutually agreeable, which additional advances, plus interest thereon, attorneys fees and Court costs shall stand secured by this mortgage, the same as the original indebtedness, provided, however, that the total amount of existing indebtedness and future advances ourstanding; it any one time may not exceed the maximum principal amount of 2. **Continuous and Industrial States and Industrial States and Industrial States and Industrial States and Industrial Industrial States and Industrial Industri | (<u>\$ 19,680.00</u>), | | | | eighty |
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| to the same belonging or in any wise appertaining; all the rents, issues, and profits thereof (provided, however, that the | Mortgagor shall be entitled to collect a | nd retain | the said r | cats, is | sues, and profits until default hereunder); and in- t now or hereafter attached to or used in connection |

with the real estate herein described.

To Have and To Hold, all and singular the said property unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises herein above described in fee simply absolute (or such other estate; if any, as is stated hereinbefore), that he has good, right, and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever excent. (If none, so state)

| Dollar Saving Bank of New York | | TO THE RESERVE OF THE PARTY CONTRACTOR |
|--------------------------------|---|---|
| | | DOCUMENTARY STAMP |
| | E | हड़ राज्यह ि |

The Mortgagor further covenants to warrant and forever defend all and singular the premises as herein conveyed, unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

- 1. That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note and any subsequent note or agreement evidencing additional advances, at the time and in the manner therein provided.
- 2. That the lien of this instrument shall remain in full force and effect during any postponement or extension of the time of payment of the indebtedness or any part thereof secured hereby.
- 3. That he will pay as they become due all mortgage loan insurance premiums, taxes, assessments, water rates, and other governmental or municipal charges, fines or imposition, assessed against the property hereby mortgaged. If the mortgagor fails to make any payments provided for in this section or any other payments for taxes, assessments, or the like, the Mortgagee may pay the same, and all sums so paid shall bear interest at the same rate as the principal debt secured hereby (from the date of such advance) and shall be secured by this mortgage.
- 4. That he will keep the premises in as good order and condition as they are now, reasonable wear and tear excepted, and will not commit or permit any waste thereof.
- 5. That he will procure and continuously maintain fire and such other hazard insurance as the Mortgagee may require on the improvements now or hereafter on said premises, and will pay promptly when due any premiums therefor. If he fails to do so, the Mortgagee may cause the same to be done and reimburse itself for such premiums and expenses, and the same shall be secured by this mortgage. All insurance shall be carried in companies approved by the Mortgagee and the 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. In event of loss, Mortgagor will give immediate notice by mail to the Mortgagee, who may make proof of loss if not made promptly by the Mortgagor, and each insurance company con-HM-74(7-71)