FILED

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

ORFER 100. S. C. MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

DEC 31 12 35 PH 80

WHEREAS. DONALD PALMER BOYD LAND JANICE DURHAM BOYD

thereinafter referred to as Mortgagor) is well and truly indebted unto

P. O. Box 10242, Federal Station, Greenville, S. C. 29603

thereinafter 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 00/100------ 10,000.00

I due and payable

In Ninety-six (96) consecutive monthly installments of One Hundred Seventy-nine and 60/100 (\$179.60) dollars, beginning on January 30, 1981, and on the same day of each month thereafter until paid in full,

) with anterest thereon from

·)

December 30, 1980

at the rate of 15.00

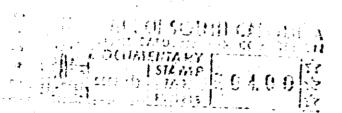
per centum per annum, to be paid:

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 atoresaid 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 scaling and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, burgained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

All that certain piece, parcel or lot of land located in the State of South Carolina, County of Greenville, in Chick Springs Township, being known and designated as Lot No. 37 on a plat of River Downs, dated July 19, 1974, recorded in the RMC Office for Greenville County in Plat Book 4-R at Page 76, reference to said plat being hereby craved for a metes and bounds description.

This being the same property conveyed to the mortgagors herein by deed of Blanche Eugenia Hudson recorded in the RMC Office for Greenville County on March 1, 1978 in Deed Book 1074 at Page 520.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 fixtures and equipment, other than the usual household furniture, be considered a part of the real extate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Morigagee, its heirs, successors and assigns, forever,

The Mortgagor covenants that it is last utily sozed 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 tree and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and for ever defend all and singular the said premises unto the Mortgagor forever. From and against the Mortgagor and all persons whomsoeser lawfully claiming the same or any pairs thereof

The Morigagor further covenants and agrees as follows:

(i) 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 heren. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgager 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 easting of 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 possual promitions 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 playment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.

(3) That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction loan, that it will continue construction until completion without interruption, and should it tail to do so, the Mortgagee may, at its option, enter upon said premises, make whatever repairs necessary, including the completion of any construction work underway, and charge the expenses for such repairs or the completion of such construction to the mortgage debt.

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