

Prepared by Silvio L. ... GREENVILLE CO. S.C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

Mortgage of Real Estate  
TO ALL WHOM THESE PRESENTS MAY CONCERN  
DONNIE S. TANKERSLEY  
R.M.C.

John R. Thatcher and Judith M. Thatcher

WHEREAS,

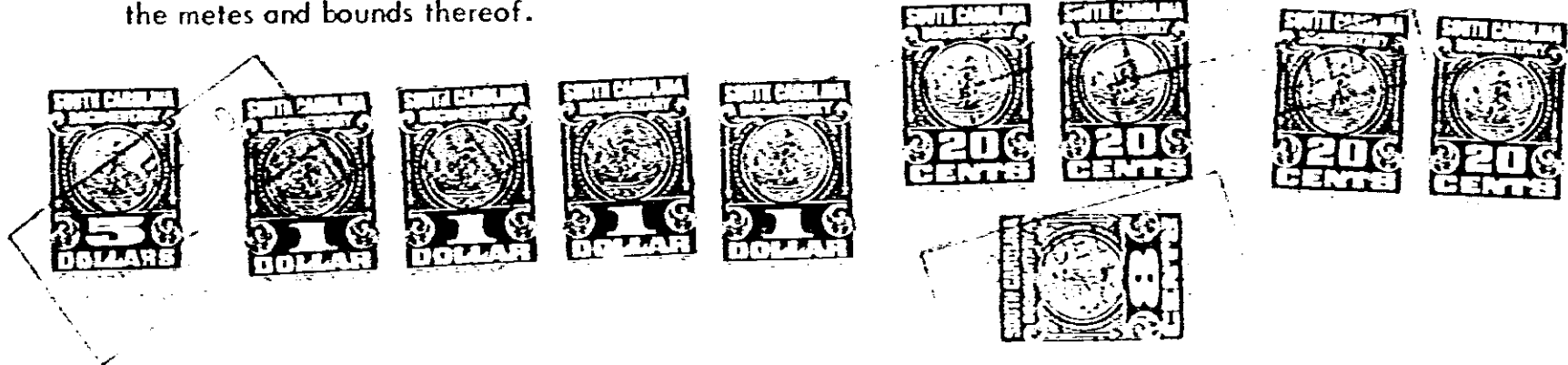
hereinafter referred to as Mortgagor) is well and truly indebted unto J. Eleanor Thatcher  
hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are  
incorporated herein by reference, in the sum of Twenty Four Thousand Six Hundred Fifty Six and 49/100 Dollars,  
due and payable: in monthly installments of \$178.94 each commencing September 15, 1974 and  
continuing on the 15th day of each month thereafter until paid in full.

with interest thereon from date at the rate of 6-1/2 per centum per annum, to be paid: monthly

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to  
or for the Mortgagee'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 aforesaid 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 sealing and delivery of these presents, the receipt whereof is hereby acknowledged,  
has granted, bargained, 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, situate, lying and being in the State of South Carolina,  
County of Greenville, at the intersection of Gavins Point and Hudson Road, being shown and  
designated as Lot No. 431 on a plat of Section V, Del Norte Estates, recorded in the RMC Office  
for Greenville County, S.C., in Plat Book 4-R, page 17, reference to which is hereby craved for  
the metes and bounds thereof.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or  
appertaining, and of all 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 fixed 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 Mortgagor covenants that it is lawfully seized of the premises hereinafore 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 encum-  
brances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises  
unto the Mortgagee forever, from and against the Mortgagor and all persons whosoever claiming the same or any part thereof.

The Mortgagor 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 Mort-  
gagor, 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, or credits that may be made hereafter to the  
Mortgagor 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 Mort-  
gagor unless otherwise provided in writing.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged premises insured as may be required  
from time to time by the Mortgagee against loss by fire and any other hazards covered by Mortgagee, in an amount not less than the  
mortgage debt, or in such amount as may be required by the Mortgagee, and in no policy acceptable to it, and that all such policies  
and renewals thereof shall be held by the Mortgagee, and shall be the first and best lien in favor of, and in favor acceptable  
to the Mortgagee, and that it will pay all premiums thereon when due, so that it does not become a lien against the Mortgagee the proceeds of  
any policy insuring the mortgaged premises, or the proceeds thereof, shall be paid to the Mortgagee, or to such person or persons as may be named to make payment for a loss  
directly to the Mortgagee, to the extent of the debt secured by the Mortgage debt, whether due or not.

(3) That it will keep all improvements now existing or hereafter erected on the mortgaged premises in the case of a construction loan,  
that it will continue construction until completion of the improvements, and shall be fully paid to the Mortgagee, now, at its option,  
charge the expenses for such repairs or the completion of such construction to the mortgage debt.

(4) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines or other imposi-  
tions against the mortgaged premises. That it will comply with all governmental and local laws and regulations affecting the mort-  
gaged premises.

(5) That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default hereunder, and agrees  
that, should legal proceedings be instituted pursuant to this instrument, any judge, having jurisdiction, may, at the request of the Mortgagee, or otherwise,  
appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises, and collect the rents,  
issues and profits, by selling a reasonable rental, to be fixed by the Court in the event said proceeds are required by the mortgagee, and  
after deducting all charges and expenses, including such as collecting and the expenses of its trust as receiver, shall apply the residue  
of the rents, issues and profits toward the payment of the debt secured hereby.

(6) That if there is a default in any of the terms, conditions or covenants of this mortgage, or of the notes secured thereon, at the  
option of the Mortgagee, all sums then owing by the Mortgagor to the Mortgagee shall become immediately due and payable, and this  
mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, all the Mortgagee  
become a party of any suit involving this Mortgage or the title to the premises, his legal heirs, or all the debt secured hereby, or  
any part thereof, to be paid in the hands of any court, may at law, in equity, by suit or otherwise, all costs and expenses incurred by  
the Mortgagee, and a reasonable attorney's fee, shall thereon be paid, and shall be immediately and irrevocably advanced, at the option of the  
Mortgagee, as a part of the debt secured hereby, and shall be included hereunder.

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