



MORTGAGE

BOOK 1485 PAGE 602 21360

County of <i>Greenville</i>	Month <i>August</i>	Day <i>23</i>	Year <i>1977</i>
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Name of Home Owner(s) and Spouse <i>James P. Pettus & Carol A. Pettus</i>	Residence <i>#2 Senator Pettus Ave Greenville SC 29607</i>
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bound jointly and severally, if this mortgage is signed by more than one individual (hereinafter called the mortgagor), is justly indebted to

Name of Contractor <i>Southern Prudential Corp</i>	Principal Office of Contractor <i>2099 Radcliff Lane Charleston SC 29405</i>
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its heirs, successors and assigns (hereinafter called the mortgagee), in the SUM OF *Five thousand, nine hundred eighty one & 2/100* Dollars, (\$ *4981.20*).

SAID SUM TO BE PAID AS FOLLOWS:	Number of installments <i>60</i>	Amount of each installment <i>\$ 83.02</i>	First Installment due on			Payable thereafter monthly on the <i>15th</i> day of each month
			Month <i>October</i>	Day <i>15</i>	Year <i>1977</i>	

together with interest at seven (7%) per cent per annum on all matured and unpaid installments, according to a certain note(s) bearing even date herewith, and whereas the grantor desires to secure the payment of said note(s);

KNOW ALL MEN, that the said mortgagor in consideration of the said debt and sum of money as aforesaid, and for the better securing of the payment thereof unto the said mortgagee and also in consideration of the further sum of \$3.00 to the said mortgagor in hand well and truly paid by the said mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, by these presents do grant, bargain, sell and release unto the said mortgagee, his heirs, and assigns the following described premises in South Carolina;

Street address <i>2 Senator Pettus Ave</i>	City/Town <i>Greenville</i>	County <i>Greenville</i>
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being the same premises conveyed to the mortgagor by deed of *James P. Pettus* of *Greenville* South Carolina, dated *May 20* 19 *77*, recorded in the office of the *Register* of *Greenville* County in Book *1057* Page *15* of which the description in said deed is incorporated by reference.

All that certain piece, parcel or lot of land in the County of Greenville, State of South Carolina, situate, lying and being on the Northwestern side of Senator Pettus Avenue and being known and designated as Lot Number 65, on a revised plat of lots 60 and 65, Bar Two, Park Bouci Heights, said plat recorded in Plat Book AA at Page 99 in the P.M.C. Office for Greenville County and having according to said plat the following rates and bounds, to wit:

BEGINNING at an iron pin on the Northwestern side of Senator Pettus Avenue, at the joint front corner of lots 64 and 65 and running thence with the common line of said lots 64 and 65, 112.0 feet to an iron pin; thence running N. 89-11-0. 55 feet to an iron pin; thence running with the common line of lots 64 and 65, 122.0 feet to an iron pin on the northwestern side of Senator Pettus Avenue, 7.89-00. 21.0 feet to an iron pin, the point of

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in any-wise incident or appertaining.

TO HAVE AND TO HOLD ALL AND SINGULAR unto the said mortgagee, its heirs, successors and assigns forever. And the mortgagor does hereby bind himself, his heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said mortgagee, its heirs, successors and assigns from and against himself and his heirs and all persons whomsoever lawfully claiming or to claim the same or any part thereof. AND the mortgagor covenants with the mortgagee that: The mortgagor will pay the indebtedness as hereinbefore provided, keep the buildings insured against loss or damage by fire for the benefit of the mortgagee in an amount not less than the actual value thereof, observe and perform all covenants, terms and conditions of any prior mortgage, pay all taxes, assessments, water rates, insurance premiums, installments of principal and interest on any prior mortgage, and if any payment the mortgagee may pay the same and the mortgagor shall repay to the mortgagee the amount so paid together with interest at 7% per annum, said amounts to be added to the indebtedness secured by this mortgage, not being, shall be removed or diminished without the consent of the mortgagee, the mortgagee shall be entitled to the appointment of a receiver in any action to foreclose, upon default being made upon the payment of any of the installments hereinbefore provided, on the due date hereof, or upon default upon any of the other terms, covenants or conditions of this mortgage, and that in the event of sale or transfer of the premises by the mortgagor, then the entire unpaid balance shall immediately become due and payable at the option of the mortgagee, heirs, successors and assigns, and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the mortgagee become a party of any suit involving this mortgage or the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of an attorney at law for collection by suit or otherwise, all costs and expenses incurred by the mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the grantee, as a part of the debt secured hereby, and may be recovered and collected hereunder. The mortgagor waives homestead and other exemptions and appraisal rights. The mortgagor hereby authorize(s) the mortgagee holder to complete and correct the property description and any other terms in accordance with the note which is secured hereby so that this document is a valid and subsisting mortgage and further agrees that the manual transfer of this mortgage to the mortgagee or his agent shall be a valid and adequate delivery of this mortgage.

That no waiver by the mortgagee of any breach of any provision by grantor herein shall be construed as a waiver of any subsequent breach of the same or any other provision herein.

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