REAL ESTATE MONTHLY INSTALLMENT MORTGAGE 1601 115554

State	of South Carolina	A, LREENV	ILED COSC
	GREENVILLE	_ SAPR 11	2 31 811.83

TO ALL WHOM THESE PRESENTS MAY CONCERN:
SEND GREETINGS:

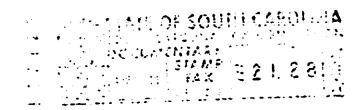
WHEREAS. I. we the saidJack	B. Tyler			herein:	after
called Mortgagor, in and by my, our	certain note or ol	bligation beari	ng even date	herewith, stand indet	oted.
firmly held and bound unto the Citizens	and Southern Nati	ional Bank of S	outh Carolina.	Greenville	
S. C., hereinatter called Mortgagee, t	he sum of <u>\$53</u> .	190.28	_ plus interest	as stated in the not	le or
obligation, being due and payable in _	120	equal month	ily installments	commencing on the	31
day of	19 <u>83</u> and	d on the same	date of each su	ccessive month there:	after.
WHEREAS, the Mortgagor may here	after become indel	bted to the said	1 Mortgagee for	r such further sums as	, may
be advanced to or for the Mortgagor's	account for taxes,	insurance pren	miums, public a	assessments, repairs, c	or fo
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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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, selt and release unto the Mortgagoe, its successors and assigns:

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the northeastern side of Pinckney Street, in the City of Greenville and being known and designated as the major portion of Lot No. 13 as shown on a plat entitled "Home Place of W. P. McBee", dated February 24, 1903, prepared by J. N. Southern, R.S., and recorded in the RMC Office for Greenville County in Plat Book A at Page 83 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

THIS is the same property as that conveyed to the Mortgagor herein by deed from Teasley Eugene Cleveland and Elizabeth N. Cleveland recorded in the RMC Office for Greenville County in Deed Book 1104 at Page 269 on June 7, 1979.

THE mailing address of the Mortgagee herein is P. O. Box 1449, Greenville, S. C. 29602.



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, usues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting figures now or hereafter attached, connected, or fitted thereto in any manner, it being the intention of the parties hereto that all figures 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 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 free and clear of all hers and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagor forever, from and against the Mortgagor and all persons whomsoever lawfully 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 Mortgagee, 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, readvances or credits that may be made hereafter to the Mortgagee 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 be at interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in whiting
- 12) That it will keep the improvements now existing or hereafter crected 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 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 that he held by the amounts as may be required by the Mortgagee, and in companies acceptable to the Mortgagee, and that it will pay all premounts. Mortgagee, and have attached thereto has payable clauses in favor of and in form acceptable to the Mortgagee, 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 payment for a loss directly to the Mortgagee, to the extent of the balance coung in the Mortgagee debt whether due or not
- (i) (i) That it will note a Complements now to some or horestree traded in good trade and in the case of a Construction coam that the Construction for a construction until completion and should in the node with Montager may at the option that on it has a majority to trade the construction and the completion of any construction work conference in the trade to the construction work conference and charge the completion of any construction work conference in the trade to the more against life.

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