FILED
AUG 19 1970
Mrs. [illegible] Jeffcoth
R. M. C.
SOUTH CAROLINA

11137-54921

MORTGAGE

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County of	Date of this Mortgage Month	Day	Year
Greenville	August	10	19.70

Name of Home Owner(s) and Spouse	Residence
Robert C. Brown and Eva Brown	Rt 1 Box 100 Travelers Rest, S. C.

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	Principal Office of Contractor
Tri-State Contracting Co.	P. O. Box 832 Greenwood, S. C.

[illegible] sum or Two-Thousand-Two-

forever. [illegible] ever 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, instalments of principal and interest on the mortgage [illegible] the mortgagor shall repay to the mortgagee the amount so paid together with interest at 7% per annum, such amounts to be added to the indebtedness secured by this mortgage. No holding shall be removed or demolished 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 instalments hereto[illegible] specified on the due date hereof, or upon default upon any of the other terms, covenants or conditions of this mortgage or of the note secured hereby, or 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 proceeding be instituted for the foreclosure of this mortgage, or should the mortgagee become a party to 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 mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder. The mortgagor waives homestead and other exemptions and appraisement rights.

The mortgagor hereby authorizes the mortgagee hereto 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.

FORM # 412 recorded Donnie S. Tankersley RMC 23731

RECORDING FEE PAID $ 1.00

MAR 18 12 21 PM '76
DONNIE S. TANKERSLEY
R.M.C.

4328 RV.2