

MORTGAGE OF REAL ESTATE

WHEREAS I (we) William W. Ivester
(hereinafter also styled the mortgagor) in and by my (our) certain Note bearing even date herewith, signed, fully held and bound unto
Solmica of Georgia, Inc. (hereinafter also styled the mortgagee) in the sum of
\$ 2,723.04, payable in 72 equal installments of \$ 37.82 each, commencing on the
15th day of February 19 65 and falling due on the same day of each subsequent month, as in and by
the said Note and conditions thereof, reference thereto had will more fully appear.

NOW KNOW ALL MEN unto whom these presents shall come, that the said mortgagor(s) do hereby certify that the same are
In Deed Book 413, at Page 469 on the 13th Day of July, 1950.

Handwritten: William W. Ivester
115 Church St. EXTN
SAN SOUICI
Guilla, S.C.

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BOOK 981 PAGE 339
BOOK 37 PAGE 571
FILED

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident
or appertaining.

TO HAVE AND TO HOLD, all and singular the said Premises unto the said mortgagee, its (his) successors, heirs and assigns, forever.
AND I (we) do hereby bind my (our) self and my (our) heirs, executors and administrators, to procure or execute any further necessary as-
surances of title to the said premises, the title to which is unencumbered, and also to warrant and forever defend all and singular the said
Premises unto the said mortgagee its (his) heirs, successors and assigns, from and against all persons lawfully claiming, or to claim the same
or any part thereof.

AND IT IS AGREED, by and between the parties hereto, that the said mortgagor(s) his (their) heirs, executors, or administrators, shall keep
the buildings on said premises, insured against loss or damage by fire, for the benefit of the said mortgagee, or an amount not less than the
unpaid balance on the said Note in such company as shall be approved by the said mortgagee, and in default thereof, the said mortgagee, its
(his) heirs, successors or assigns, may effect such insurance and reimburse themselves or their heirs, successors or assigns for the expense thereof, with
interest thereon, from the date of its payment. And it is further agreed that the said mortgagee its (his) heirs, successors or assigns shall be
entitled to receive from the insurance moneys to be paid, a sum equal to the amount of the debt secured by this mortgage.

AND IT IS AGREED, by and between the said parties, that if the said mortgagor(s), his (their) heirs, executors, administrators or assigns,
shall fail to pay all taxes and assessments upon the said premises when the same shall first become payable, then the said mortgagee, its
(his) heirs, successors or assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse them-
selves under this mortgage for the sums so paid, with interest thereon, from the dates of such payments.

AND IT IS AGREED, by and between the said parties, that upon any default being made in the payment of the said Note, when the same shall
become payable, or in any other respect in violation of the provisions of this mortgage, that then the entire amount of the said Note intended to be secured
hereby, shall forthwith become due, at the option of the said mortgagee, its (his) heirs, successors or assigns, although the period for the

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GREENVILLE, S.C.
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DONNIE S. TANKERSLEY
R.M.C.

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Keynotes Building Credit Corporation

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