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STATE OF SOUTH CAROLINA
REGISTRY OF DEEDS
COUNTY OF GREENVILLE
MC

FILED
GREENVILLE CO. S. C.
MAY 22 4 23 PM '76
MORTGAGE OF REAL ESTATE
DONNIE S. TANSLEY
R.H.C.

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WHEREAS, LAWRENCE E. McNAIR and DONALD D. GREER,
(hereinafter referred to as Mortgagor) is well and truly indebted unto ELIZABETH H. TINSLEY,

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Twenty-eight Thousand Four Hundred and no/100 Dollars (\$28,400.00) due and payable

In two (2) equal annual installments, the first such payment due on January 15, 1974 in the principal amount of \$14,200.00, plus accrued interest, and the second and final installment due on January 15, 1975:

25737 Paid, satisfied & cancelled this 23rd day of February, 1976
Schaefer B. Estlin
FILED H. Tinsley
GREENVILLE CO. S. C.
APR 7 10 40 AM '76
Donnie S. Tansley
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Earle, Boserman and Crawford, Attorneys

Earle, Boserman and Crawford

- 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, and other charges that may be made hereafter to the mortgaged premises, and for any further loans, advances, or disbursements 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 bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.
 - (2) That it will keep the improvements now existing or hereafter erected 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 amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due; 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 owing on the Mortgage debt, whether due or not.
 - (3) That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction loan, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgagee may, at its option, enter upon said premises, make whatever repairs are necessary, including the completion of any construction work underway, and 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 impositions

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