

FORM 1028 PAGE 77
MORTGAGE OF REAL ESTATE

WHEREAS I (we) EDDIE BRADFORD & LILLIE BRADFORD
(hereinafter also styled the mortgagor) in and by my (our) certain Note bearing even date herewith (hereinafter also styled the Note) and bound unto
LEITCH PAINT & CHEMICALS
OF SOUTH CAROLINA, INC. (hereinafter also styled the mortgagee) in the sum of
\$ 2766.00 payable in 60 equal installments of \$ 46.10 commencing on the
21 day of MAY 19 66 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.

FILED
MAR 21 1966
SOUTH CAROLINA
LEITCH PAINT & CHEMICALS

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SCANNED BY ERSLEY
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FORM 1028 PAGE 78

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

HAVE AND TO HOLD, all and singular the said Premises unto the said mortgagee, his (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 assurances of title to the said premises, the title to which is unencumbered, and also to warrant and defend all and singular the said premises unto the said mortgagee his (his) heirs, successors and assigns, from and against all persons lawfully claiming, or to claim the same in any part thereof.

DOUGLAS F. DENT

AND IT IS AGREED, by and between the parties hereto, that the said mortgagee (or his (his) 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, for an amount not less than the unpaid balance on the said Note in such company as the said mortgagee shall direct, and in default thereof, the said mortgagee, his (his) heirs, successors or assigns, may effect such insurance, and shall reimburse the said mortgagee for the expense thereof, with interest thereon, from the date of its payment. And it is further agreed that the said mortgagee or assigns shall be entitled to receive from the insurance proceeds to be paid, a sum equal to the amount of the debt secured by this mortgage.

PAID IN FULL
APR 18 1966

AND IT IS AGREED, by and between the said parties hereto, that the said mortgagee (or his (his) heirs, executors, administrators or assigns, shall pay all taxes and assessments upon the said premises when the same shall first become payable, and the said mortgagee, his (his) heirs, successors or assigns, may cause the same to be paid, with all penalties and costs incurred thereon, and reimburse themselves under this mortgage for the same so paid, with interest thereon, such payments.

AND IT IS AGREED, by and between the said parties hereto, that in any default being made in the payment of the said Note, when the same shall first become payable, or in any other of the provisions of this mortgage, that then the entire amount of the debt secured, as amended to be secured hereby, shall forthwith become due, at the option of the said mortgagee, his (his) heirs, successors or assigns, although the period for the payment of the said debt may not then have expired.

AND IT IS FURTHER AGREED, by and between the said parties hereto, that the said mortgagee (or his (his) heirs, executors, administrators or assigns, shall pay, or cause to be paid, all taxes and assessments upon the said premises when the same shall first become payable, and the said mortgagee, his (his) heirs, successors or assigns, may cause the same to be paid, with all penalties and costs incurred thereon, and reimburse themselves under this mortgage for the same so paid, with interest thereon, such payments.

PROVIDED, HOWEVER, and it is the true intent and purpose of the parties hereto, that when the said mortgagee, his (his) heirs, executors or administrators shall pay, or cause to be paid, any such taxes and assessments, the said debt, with interest thereon, if any shall be due, and also all sums of money paid by the said mortgagee, his (his) heirs, successors or assigns, according to the conditions and agreements of the said note, and of this mortgage and shall perform all the obligations according to the true intent and meaning of the said note and mortgage, then this deed of bargain and sale shall come, determine and be void, otherwise it shall remain in full force and virtue.

AND IT IS HEREBY AGREED, by and between the said parties, that the said mortgagee may hold and enjoy the said premises until default of payment shall be made.

WITNESS my (our) Hand and Seal, this 21 day of MAY 19 66

Signed, sealed and delivered in the presence of

WITNESS Ed Becker
WITNESS Henry Kellin
Eddie Bradford (U.S.)
Lillie Bradford (U.S.)
Mary E. Bradford

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