CLARENCE E. CLAY

RECORDING FEE PAID 2.50 1130

JUL 11 1974

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

mail SAT

CALVIN H. TOLBERT
500 Houston St.
City 29601

TO

1705

ANNETTA BEATTY

RECORDED AND CANCELLED OF RECORD
JUL 11 1980
Register of Mesne Conveyance
Greenville County, S. C.

R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 8:44 O'CLOCK A. M. NO. 1705

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 11th day of July, 19 74 at 10:49 A. M. recorded in Book 1315 of Mortgages, page 781, As No.

Register of Mesne Conveyance, Greenville County

CLARENCE E. CLAY
Attorney at Law
Lawyers Bldg., Greenville, S. C.

$1,000.00

Lot 2 Cor. Deuthit St. & Lawton Ave

1130

RECORDED JUL 11 74

Notary Public for South Carolina

SIGNED, sealed and delivered in the presence of:

Linda D. Miller

Luther Burnett

Witness

Witness

(SEAL)

(SEAL)

(SEAL)

(SEAL)

1705

10th day of July 19 74

WITNESS the Mortgagor's hand and seal this

(C) That the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants of the mortgage and of the note secured hereby, that then this mortgage shall be utterly null and void; otherwise to remain in full force and virtue.

(D) That if there is a default in any of the terms conditions, and the heirs, executors, administrators, or assigns of the Mortgagor shall fully perform all the terms, conditions, and covenants of the mortgage or the Mortgagor shall become insolvent, or shall file a petition in bankruptcy, or if proceedings in bankruptcy are instituted against the Mortgagor and the same are not discharged within thirty days from the date of such proceedings, or if a receiver is appointed for the property of the Mortgagor, and such receivership is not discharged within thirty days from the date of such appointment, or if any assignment is made of the Mortgagor's property for the benefit of creditors, or if the Mortgagor shall abscond or attempt to do so, or if the Mortgagor shall remove his property from the State of South Carolina without the written consent of the Mortgagee, or if any of the stipulations contained in this mortgage are not complied with by the Mortgagor, then in any of such events the whole amount secured hereby, or such part thereof as may then remain unpaid, shall become due at once and payable, and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage or should the Mortgagee become a party of 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 any attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, including 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 secured and collected hereunder.

(E) That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors and assigns of the parties hereto. Whenever used the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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