and 1425 and 478

MORTGAGE







WHEREAS I (we) AL (hereinafter also styled (the mortgagor) in and by	Gladys F. Pere ny (our) certain Note b	ITa) - Same Derst earing even date herewith,	ON stand firmly held and bound u	nto
22741.7.	MTLSIC'S		(hereinafter als	o styled the mortgagee) in the s	lo aus
. 2,820.00	payable in60	equal installme	nts cf \$ 47.00	each, commencing or	n the
12th	April	19 78 and fail	ing due on the same of each	subsequent month, as in and by	y the

NOW KNOW ALL MEN, that the mortgagor(s) in consideration of the said dobt, and for the better securing the payment thereof, according to the conditions of the said Note, which with all its provisions is hereby made a part hereof; and also in consideration of Three Dollars to the said mortgager in hand well and truly paid, by the said mortgager, at and before the sealing and delivery of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said mortgagee, its (his) heirs, successors and assigns forever, the following described real estate:

All that certain piece, parcel or lot of land in Austin Township, Greenville County, State of South Carolina, being & acre, more or less, bounded on SE, SW, and NW by property, now or formerly of W. L. Dean and on SE by Greenville - Pelham Road. This property currently shown on Greenville County Tax Maps on Sheet 550.2, Black 1, Lot 9.1 and is the same property conveyed to Grantor and Grantee by deed dated 5-9-63, recorded in RMC Office for Greenville County in Deed Book 722 at page 284. Subject to restrictive covenants of record and to any easements or rights of way affecting same.

This is the identical property conveyed to Gladys F. Perella by deed of John L. Perella on 7/25/73 and recorded 8/24/73 in the office of the RMC for Greenville County, S. C. in Deed Book 982, page 397.

IT IS UNDERSTOOD THAT THIS MORTGAGE CONSTITUTES A VALID FIRST LIEN ON THE ABOVE DESCRIBED PROPERTY.

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 produce or execute any further necessary assurances 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 mortgages, for an amount not less than the unpaid balance on the said Note in such company as shall be approved by the said mortgages, and in default thereof, the said mortgages, its (his) heirs, successors or assigns, may effect such insurance and reimbutse themselves under this mortgage for the expense thereof, with interest thereon, from the date of its payment. And it is further agreed that the said mortgages 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 fall to pay all taxes and assessments upon the said premises when the same shall first become payable, then the said mortgages, its (his) heirs, successors or assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse themselves 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 of the provisions of this mortgage, that then the entire amount of the debt secured, or 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 payment of the said debt may not then have expired.

AND IT IS FURTHER AGREED, by and between the said parties, that should legal proceedings be instituted for the foreclosure of this mortgage, or for any purpose involving this mortgage, or should the debt hereby secured be placed in the hands of an attorney at law for collection, by suit or otherwise, that all costs and expenses incurred by the mortgages, its (his) heirs, successors or assigns, including a reasonable counsel fee (of not less than ten per cent of the amount involved) shall thereupon become due and payable as a part of the debt secured hereby, and may be recovered and collected hereunder.

PROVIDED, ALWAYS, and it is the true intent and meaning of the parties to these Presents, that when the said mortgagor, his (their) heirs, executors or administrators shall pay, or cause to be paid unto the said mortgagee, its (his) heirs, successors or assigns, the said debt, with the interest thereon, if any shall be due, and also all sums of money paid by the said mortgagee, his (their) 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 cease, determine and be void, otherwise it shall remain in full force and virtue,

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

WITNESS my (our) Hand and Seal, this	day of march 1978	
Signed, sealed and delivered in the presence of	Lan D Perulla	(L.S.)
WITNESS W COLD WE Care	7	(L.S.)
10 Bol Pauller		

A Principal Control

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