

cement block residential building and other improvements.

This is a first mortgage on the above described property, and there are no other mortgages, judgments, nor other liens or encumbrances over or against same prior to this mortgage.

It is understood and agreed that the failure of mortgagors to pay any installment of taxes, insurance or public assessments, shall constitute a default, and the mortgagors may, at their option, foreclose this mortgage or pay said items and add the same so paid, to the principal amount of the debt and they shall bear interest at the same rate.

*State of South Carolina,
County of Greenville*

for value received, all hereby assigns, transfers and conveys unto the said Oscar Hodges, Jr. and Sara S. Hodges, their heirs and assigns forever, the within mortgage and the note which the same secures, without reservation, this 21st day of June, 1956.

*In the presence of:
Oscar Hodges, Jr.
Sara S. Hodges*

*Oscar D. Hodges, Jr.
Sara S. Hodges*

Witness my hand and seal this 21st day of June, 1956 at 10:59 AM # 14775

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 Oscar Hodges, Jr., and Sara S. Hodges, their

Heirs and Assigns forever. And we do hereby bind ourselves, our

Heirs, Executors and Administrators to warrant and forever defend all and singular

the said Premises unto the said Oscar Hodges, Jr., and Sara S. Hodges, their

Heirs and Assigns, from and against ourselves and our

Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

comprehensive, fire and extended coverage,

And the said mortgagor S agree to insure the house and buildings on said lot in a sum not less than THREE THOUSAND (\$3,000.00) - - - - - Dollars in a company or companies satisfactory to the mortgagee S, and to keep the same insured from loss or damage by fire, and assign the policy of insurance to the said mortgagee S; and that in the event that the mortgagor shall at any time fail to do so, then the said mortgagee S may cause the same to be insured in

mortgagors' name and reimburse themselves

for the premium and expense of such insurance under this mortgage, with interest.

Witness my hand and seal this 21st day of June, 1956 at 10:59 AM # 14775