



# State of South Carolina,

COUNTY OF Greenville

To All Whom These Presents May Concern:

WHEREAS, Press Lee Evans & Laura L. Evans  
whose address is 19 Mims Ave., City or Town of Greenville  
State of South Carolina, hereinafter "Mortgagors," in and by a certain promissory note of even date herewith,  
stand firmly held and bound unto Piedmont Construction Company  
hereinafter "Mortgagee," in a penal sum equal to Fifty & 59/100 Dollars  
(\$ 50.59) per month for Eighty-Four (84) months, the first payment to  
be made on the 15th day of January, 1966, and an additional payment to be made on the 15th  
day of each succeeding month thereafter (or on the last day of any succeeding month which has no such day) until an  
amount equal to the sum of such Eighty-Four (84) monthly payments has been paid  
in full, as in and by said promissory note and condition thereof, reference being thereunto had, will more fully appear.

Now, KNOW ALL MEN, that Mortgagors in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to Mortgagee, according to the condition of the said promissory note, and also in consideration of the further sum of THREE DOLLARS, to Mortgagors in hand well and truly paid by Mortgagee 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 Mortgagee All that certain lot of land in the City of Greenville, State of South Carolina, and in Greenville County with all buildings and improvements thereon, located on the Eastern side of Mims Avenue (formerly Avenue B) and being known as Lot No. 50 on plat of Nicholtown Heights No. 1, prepared by C.M. Furman, Engr., June 7, 1922, checked and revised by W.J. Riddle, Surveyor, March, 1941, and recorded in the R.M.C. Office for Greenville County, S.C., in plat book "F" at page 68, and in plat book "M" at page 5. Said property is also known as 19 Mims Avenue.

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 Mortgagee, its successors and assigns forever. And Mortgagors do hereby bind themselves, their heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto Mortgagee, its successors and assigns, from and against Mortgagors, their heirs, executors, administrators and assigns, and all other persons whosoever lawfully claims or shall claim the same or any part thereof.

AND IT IS AGREED, by and between the said parties, that

1. Mortgagors shall place and continuously keep, on the buildings now or hereafter situate on said described property, fire and extended coverage insurance in an amount of not less than the amount which may from time to time be specified by Mortgagee in such insurance company as may be approved by Mortgagee; provided, however, that if Mortgagee shall at any time be obligated to maintain fire and extended coverage insurance on said buildings, Mortgagors shall be excused from performance of this obligation to the extent of any such duplicate coverage. All insurance policies of Mortgagors shall contain the usual standard mortgagee clause making the loss under said policies payable to Mortgagee as its interest may appear; and every such policy and all renewals thereof shall be promptly delivered to and held by Mortgagee, together with receipt for the premium thereon. Mortgagee shall have the right to adjust with the insurer any loss under any such policy, and any such adjustment shall be conclusive on Mortgagors. Mortgagee shall have the right to receive and collect all proceeds paid on any claim under any such policy, to endorse Mortgagors' names to any check or other instrument of payment, and to apply such proceeds in payment of any amount due under this mortgage and the note secured hereby and any expenses incurred by Mortgagee in processing any claim under any such policy. Mortgagee shall pay to Mortgagors the balance of the proceeds, if any, remaining after making the aforesaid deductions.