

GREENVILLE, S.C.

MORTGAGE

BOOK 1196 PAGE 537

JUN 28 1965 PM 7:11

SOUTH CAROLINA
OLLIE FARNSWORTH
R.M.C. Greenville
Date of this Mortgage
June 25 1965

Name of Home Owner(s) and Spouse
James G. and Jean Jenkins
Residence
2 Rosegarden, Cayles, S.C.
I, the undersigned, being a duly qualified mortgagee, in the sum of Two Thousand

Name of Contractor
Decorguard Mfg. Co. Inc.
Principal Office of Contractor
Greenville S.C.
The herein authorized and agreed (hereinafter called the mortgagee), in the sum of Two Thousand
Two Hundred Seventy Nine & 00/100 Dollars, (\$2,279.04)

SALESGM TO BE PAID AHEAD OF	Number of installments	Amount of each installment	First installment due on Month Day Year	Payable thereafter monthly on the day of each month
	48	\$47.48		

together with interest at seven (7%) per cent per annum on all matured and unpaid installments, according to a certificate(s) bearing even date herewith, and whereas the grantor desires to secure the payment of said note(s); KNOW ALL MEN, that the said mortgagee in consideration of the said debt and sum of money as aforesaid, and for the better securing of the payment thereof unto the said mortgagee, and also in consideration of the further sum of \$8.00 to the said mortgagee in hand well and truly paid by the said mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, by these presents do grant, bargain, sell and release, unto the said mortgagee, his heirs, assigns and assigns the following described premises in South Carolina:

Street address
2 Rosegarden
City/Town
Cayles S.C.
County
Greenville

being the same premises conveyed to the mortgagee by deed of Benton P. Freeman

dated 10/27 1965, recorded in the office of the R.M.C. Office of Greenville County in Book W Page 29 of which the description in said deed is incorporated by reference.

All those certain pieces, parcels or lots of land in the County of Greenville, State of South Carolina on the easterly side of Rosegarden Street, being shown and designated as Lots Nos. 49 and 50, on plat of Buena Vista, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "W" at page 29. Beginning said lots have a combined frontage on the easterly side of Rosegarden Street of 75.8 feet, have depth of 150 feet on the northerly side, a depth of 151.4 feet on the southerly side and a combined rear width of 57 feet.

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 unto the said mortgagee its heirs, successors and assigns forever. And the mortgagee does hereby bind himself, his heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said mortgagee, its heirs, successors and assigns from and against himself and his heirs and all persons whomsoever lawfully claiming or to claim the same or any part thereof. AND the mortgagee covenants with the mortgagee that: The mortgagee will pay the indebtedness as hereinbefore provided; keep the buildings insured against loss or damage by fire for the benefit of the mortgagee in an amount not less than the actual value thereof; observe and perform all covenants, terms and conditions of any prior mortgage; pay all taxes, assessments, water rates, insurance premiums, installments of principal and interest on any prior mortgage, and in any payment the mortgagee may pay the same and the mortgagee shall repay to the mortgagee the amount so paid together with interest at 7% per annum, said amounts to be added to the indebtedness secured by this mortgage; no building shall be removed or demolished without the consent of the mortgagee; the mortgagee shall be entitled to the appointment of a receiver in any action to foreclose; upon default being made upon the payment of any of the installments heretofore specified on the due date hereof, or upon default upon any of the other terms, covenants or conditions of this mortgage or of the note secured hereby, or in the event of sale or transfer of the premises by the mortgagee, then the entire unpaid balance shall immediately become due and payable at the option of the mortgagee, heirs, successors and assigns, 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 an attorney at law for collection by suit or otherwise, all costs and expenses incurred by the mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the grantee, as a part of the debt secured hereby, and may be recovered and collected hereunder. The mortgagee waives homestead and other exemptions and appraisement rights.
The mortgagee hereby authorize(s) the mortgagee/holder to complete and correct the property description and any other terms in accordance with the note which is secured hereby so that this document is a valid and subsisting mortgage and further agrees that the manual transfer of this mortgage to the mortgagee or his agent shall be a valid and adequate delivery of this mortgage.
That no waiver by the mortgagee of any breach of any provision by grantor herein shall be construed as a waiver of any subsequent breach of the same or any other provision herein.