Service State

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IF JUI 22 1070	MORTGAGE	######################################
	the "Mottgagor", has become justing indebt	ted to Dilly- County factors of the Montgages, in the sum of force Thomas of
in 84 monthly instalments of 62 4	Sixey Ewo \$ 47716	gen date berealth in the total amount set forth above, payable ), the first payment commencing on the 27th (ter until fully paid, together with late charges, court costs.
	dness and to secure the prompt payment of	the same. Mortgagor has bargained and sold and does bereby
County, State of South Carolina, to mit: All that certain piece, parcel northern side of Potomac Avenu of South Carolina, being shown Valley, recorded in the R.M.C. at Page 93, and having, accord BEGINNING at an iron pin on the fron corner of Lots 167 and 16 said lots, N 00-08 E, 160.0 fe an iron pin at the joint rear common line of said Lots, S 06 (CONT D ON BOTTOM)  [CONT D ON BOTTOM]  [Cont and singular the said premises unto the said Mortgagee, and all other persons whomsoever landally deliming or to deem to said property, free from all encumbrances except:	l or lot of land, situe, in the City and Contact, in the City and Contact, and designated as I office for Greenvilling to said Plat, the northern side of Plat, and running then contact to an iron pin; the corner of Lots 168 at 10-08 W, 180.0 feet to ents, exercets and apputenances being its surresyes and assists from and assists.	cuate, lying and being on the County of Greenville, State of 168 on a Plat of Pleasant le County in Plat Book P, le following metes and bounds: Potomac Avenue, at the joint le along the common line of thence N 89-52 W. 60.0 feet to and 169; thence along the
pay to the order of the Mortgagee, according to its tenor and efficiency by the Mortgagor to the Mortgagee prior to cancellation	fect, that certain promissory note of even da hereof, then this mortgage shall cease, ter	agee forever, provided always that if the Mortgagor shall and will te herewith and secored hereby and any other sums which become minate and pe word, otherwise to remain in full force and effect.
Serve on the indebtedness secured baraby. Mortovics foother to	venants and agrees that he will at all time insurable covering loss and damage by fur	erty and agrees to pay all taxes levied under the laws of this es until the release of this mortgage keep in force a policy of e and the other casualties covered by the usual comprehensive at one lass than the balance owing upon the indebtedness secured.

C casualty insurance policy. Such policy shall be with an insurer acceptable to the Mortgagee, in an amount not less than t has hereby, with loss payable to the Mortgagee. In the event of loss, Mortgagor shall give immediate notice by mail to the Mortgagee, who will make proof of loss if not made 7 promptly by the Mortgagor, and each insurance company concerned is hereby authorized and directed to make payment of such loss directly to the Mortgagee instead of the Mortgagee and Mortgagor jointly, but in the event any payment is made jointly. Mortgagor hereby authorizes Mortgagee to endorse his name on any check, draft or money order as his attorney in-fact. Upon payment for loss, the Mortgagee may at his sole option apply such proceeds to reduce the balance of the indebtedness, or to restore the mortgage property. In the event the Mortgagor shall neglect or refuse to obtain said insurance or pay any taxes when due, then the Mortgagee may at his sole option obtain such insurance or pay all such taxes or both, and all sums expended therefor are hereby secured by this mortgage and shall be due immediately from Mortgagor to Mortgagee with interest at the rate of 6% per annum from the date of payment by the Mortgagee until paid

The Mortgagor agrees and covenants that he will maintain the mortgaged property in good condition and not to commit or to permit anyone else to commit waste, reasonable wear and tear excepted. Upon the failure of the Mortgagor to so maintain the mortgaged property, the Mortgagee may cause reasonable maintenance work to be performed at the cost of the Mortgagor. Any such sum so expended shall be due immediately from Mortgagor with interest at the rate of 6% per annum from the date expended until paid.

The Mortgagor hereby vests the Mortgagee with the full power and authority, upon the breath of any covenant or warrant herein contained, or upon any default in the payment of any instalment provided in said note or any renewal or extension thereof, or in the performance of any agreement nerein contained, to declare the entire indebtedness hereby secured immediately due and payable, without notice to any person to take possession of said property and proceed to foreclose this mortgage in accordance with the law of this State. 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, and 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 recovered and collected hereunder.

The Mortgagor (if more than one, all mortgagors) hereby waive and relinquish all rights of exemption and homestead.

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This mortgage may be assigned by the Mortgagee without the consent or notice to the Mortgagor and when so assigned, the assignee shall have all of the rights and privileges given to the Mortgagee by the provision of this mortgage.

This mortgage is in addition to any other lien or security heretofore or hereafter given or obtained by the Mortgagee and is not in satisfaction or in lieu of any other lien or security.

In this mortgage, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular includes the plural. This mortgage shall bind all parties hereto, their heirs, legatees, administrators, executors, successors and assigns.

In witness whereof, the Grantors hereunto set their hands and seals this ..... Signed in the presence of:

side of Potomac Avenue; thence along the said Potomac Avenue, S 89-52 E, 60.0 feet to the point of beginning.

This conveyance is subject to all restrictions, set back lines, roadways, zoning ordinances, easements, and rights of way, if any, affecting the above property.

This is the same property conveyed to the Grantors herein by deed of William R. Garrett, dated December 26, 1974, recorded in Deed Book 1012, at Page 289.