

MORTGAGE,

ASSOCIATES FINANCIAL SERVICES COMPANY OF SOUTH CAROLINA, INC. REAL ESTATE MORTGAGE
 4142 1948 AUGUSTA STREET GREENVILLE SOUTH CAROLINA

BOOK 1408 PAGE 815

BRANCH OFFICE STREET ADDRESS CITY AND STATE
 ACCOUNT NUMBER 052245-0 DATE 09
 DATE 08-26-77
 DONNIE S. TANKERSLEY
 10-09-77 05-09-81
 ANNUAL PERCENTAGE RATE 19.81
 MORTGAGOR CARROLL, JOHN T
 231.92
 1342.44
 RT-2 WILLIS RD
 164.64 129.36
 3373.43
 TAYLORS SC 29687 GAIL A 123.87
 41 112.00 4715.87

FINANCE CHARGE

WITNESSETH Mortgagors jointly and severally grant bargain sell convey and mortgage to Mortgagee its successors and assigns the real property hereinafter described as security for the payment of a note of even date herewith in the total amount stated above.

The property hereby mortgaged, and described below, includes all tenements easements appurtenances rights or privileges interests rents issues profits fixtures and appliances thereunto attaching or in any wise thereunto appertaining.

TO HAVE AND TO HOLD the said property hereinafter described with all the privileges and appurtenances thereunto belonging unto mortgagee its successors and assigns forever and mortgagors hereby covenant that mortgagors are seized of good and perfect title to said property in fee simple and have authority to convey the same that the title so conveyed is clear free and unencumbered except as hereinafter appears and that mortgagors will forever warrant and defend the same unto mortgagee against all claims whatsoever except those prior encumbrances if any hereinafter shown.

If mortgagors shall fully perform all the terms and conditions of this mortgage and shall pay in full in accordance with its terms the obligations which this mortgage secures then this mortgage shall be null and void and of no further force and effect.

MORTGAGORS AGREE To keep the mortgaged property including the buildings and improvements thereon fully insured at all times against all hazards with an insurance company authorized to do business in the State of South Carolina except that if Mortgagee which policy shall contain a loss-payable clause in favor of Mortgagee as its interest may appear and if mortgagors fail so to do they hereby authorize Mortgagee to insure or renew its insurance on said property in a sum not exceeding the amount of mortgagors indebtedness for a period not exceeding the term of such indebtedness and to charge mortgagors with premium thereon and to add such premium to mortgagors indebtedness. If Mortgagee elects to waive such insurance mortgagors agree to be fully responsible for damage or loss resulting from any cause whatsoever. Mortgagors agree that any sums advanced or expended by Mortgagee for the protection or preservation of the property shall be repaid upon demand and if not so paid shall be secured hereby. Mortgagors further agree To pay all taxes assessments dues and repairs and any other expenses incident to the ownership of the mortgaged property when due in order that the same shall not be a lien in mortgage and that no lien may be created against the property during the term of this mortgage and to pay when due all such debts interest and principal in amount of any indebtedness which may be secured by a lien superior to the lien of this mortgage and existing on the date hereof. Mortgagors fail to make any of the foregoing payments they hereby authorize Mortgagee to pay the same on their behalf and to charge mortgagors with the amount so paid adding the same to mortgagors indebtedness secured hereby. To exercise due diligence in the payment of all obligations and to repair and maintain the mortgaged property and improvements thereon and not to allow the same to fall into disrepair or to be damaged and to keep the mortgaged property in its present condition and repair normal and ordinary depreciation excepted. To release the said property and all of its interest and power in and to the mortgaged property.

If default be made in the terms or conditions of the debt hereby secured or of any of the terms of this mortgage or in the payment of any installment when due or if mortgagors shall become bankrupt or insolvent or make an assignment for the benefit of creditors or have a receiver appointed or should the mortgaged property or any part thereof be attached levied upon or seized or if any of the representations warranties or statements of mortgagors herein contained be incorrect or if the mortgagors shall at any time attempt to sell or dispose of the mortgaged property or sell or attempt to sell all or any part of the same then the whole amount hereby secured shall at Mortgagee's option become immediately due and payable without notice or demand and shall be collectible in a suit at law or by foreclosure of this mortgage in any case regardless of such enforcement Mortgagee shall be entitled to the immediate possession of the mortgaged property with the rents issues income and profits therefrom with or without foreclosure or other proceedings. Mortgagors shall pay all costs and attorneys fees which may be incurred or paid by Mortgagee in connection with any suit or proceeding to which they may be a party by reason of the execution or existence of this mortgage and in the event of foreclosure of this mortgage mortgagors will pay to Mortgagee in addition to taxable costs a reasonable amount as attorneys fees and a reasonable fee for the search made and preparation for such foreclosure together with all other and further expenses of foreclosure and sale including expenses fees and payments made to prevent or remove the imposition of liens or claims against the property and expenses of upkeep and repair made in order to place the same in a condition to be sold.

No failure on the part of Mortgagee to exercise any of its rights hereunder for defaults or breaches of covenant shall be construed to prejudice its rights in the event of any other or subsequent defaults or breaches of covenant and no delay on the part of Mortgagee in exercising any of such rights shall be construed to preclude it from the exercise thereof at any time during the continuance of any such default or breach of covenant and Mortgagee may enforce any one or more remedies hereunder successively or concurrently at its option.

All rights and obligations hereunder shall extend to and be binding upon the several heirs successors executors administrators and assigns of the parties hereto.

The plural as used in this instrument shall include the singular where applicable.

The real property hereby mortgaged is located in Greenville County State of South Carolina and is described as follows near Greer, shown on a plat of property of Ed P. Hunt prepared by C. O. Riddle, dated June 1961, recorded in the RMC Office for Greenville County in Plat Book ZZ at Page 3, designated on said plat as Lot Number 10, and having the courses and distances shown thereon. This is the same property conveyed to the mortgagors by deed of James W. Carroll and Helen V. Carroll recorded July 19, 1976 in Deed Book 1039 at Page 782.

Title to said property is clear free and unencumbered except (state exceptions, if any)

IN WITNESS WHEREOF, Mortgagors have executed this mortgage on the day above shown

John T. Carroll
 Witness
Gail A. Carroll
 Witness

John T. Carroll
Gail A. Carroll

(SEAL)
 Mortgagee
 (SEAL)
 Mortgagee

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