MORTGAGEE

REAL ESTATE MORTGAGE

ASSOCIATES FINANCIAL SERVICES COMPANY OF SOUTH CAROLINA, INC.

4142 1948 AUGUSTA STREET GREENVILLE SOUTH CAROLINA

BOOK 1418 PAGE 276

060163-5 07	12-01-77	01-07-78	12-07-82	ANNUAL PERCENTAGE RATE →	18.00	
GRADY, ROBERT E		241.98			3154.81	← FINANCE CHARGE
374A RIVER RD		.00			6025.19	
MARIETTA SC	29661		153.00	59 153.00	9180.00	

[redacted]

WITNESSETH: Mortgagors, jointly and severally, grant, bargain, sell and convey unto Mortgagee, its successors and assigns, the real property hereinafter described as security for the payment of a note of even date herewith in the amount of [illegible] dollars.

The property hereby mortgaged and described below, [illegible] rights, privileges, easements, hereditaments, issues, profits, fixtures and appurtenances thereunto belonging or appertaining, or in any manner appertaining thereto.

TO HAVE AND TO HOLD the said property unto Mortgagee, its successors and assigns, forever, and Mortgagors hereby covenant that Mortgagors are seized of good and merchantable title to said property in fee simple and have authority to convey the same; that the same is clear, free and unencumbered except as hereinafter appears; and that Mortgagors will forever warrant and defend the same against the claims of all persons whomsoever, subject only to [illegible] encumbrances, if any, hereinafter shown.

Mortgagors shall pay the principal and interest of the note secured by this mortgage and any other indebtedness or liability of Mortgagors to Mortgagee, in accordance with its terms, the obligations of which this mortgage secures, [illegible].

MORTGAGORS AGREE: To keep the mortgaged property, including the buildings and improvements thereon, fully insured at all times against loss or damage by fire, lightning, windstorm and such other hazards as Mortgagee may reasonably require, with an insurance company acceptable to Mortgagee, [illegible] a loss payable clause in favor of Mortgagee as its interest may appear, and Mortgagors hereby authorize Mortgagee to insure or renew its interest in said property, at Mortgagors' expense, [illegible] indebtedness for a period not exceeding the term of said indebtedness, and to charge Mortgagors with the premium therefor and add the same to Mortgagors' indebtedness. If Mortgagee elects to make such insurance, Mortgagors agree to [illegible] Mortgagors agree that any sums advanced or expended by Mortgagee for the protection of the property, or the lien or title of Mortgagee, shall be repaid on demand and, if not so paid, shall be secured hereby. Mortgagors further agree to pay all taxes, assessments, charges, fees and any other expenses incident to the ownership of the mortgaged property, and, if default be made in the payment of any of the foregoing, Mortgagee may, at its option, pay the same and add the same to the mortgage indebtedness, which may be secured by a lien superior to the lien of this mortgage, and to be repaid upon demand, or may, at its option, [illegible] foregoing payments. They hereby assign to Mortgagee the proceeds of any insurance policy covering the mortgaged property, and in consideration of the insurance of said property by Mortgagee, they hereby agree that in the event of loss or damage, Mortgagee may at its option collect the same and apply the same to Mortgagors' indebtedness, secured hereby. [illegible] the mortgaged property, and in improvements thereon, and not to commit or suffer waste thereon. Mortgagors shall keep the mortgaged property in good repair and condition and replace items and ordinary depreciation excepted. [illegible] the mortgaged property.

In default be made in the terms of this mortgage, or in the payment of any installment when due of the note secured by this mortgage, or in any of the terms of this mortgage, or in the payment of any installment when due of Mortgagors' other indebtedness to Mortgagee, or have a receiver appointed to hold the mortgaged property, or any part thereof, or have any judgment or lien levied upon or filed against the property, or any of the representations, warranties or agreements of Mortgagors herein contained be violated, or if the Mortgagors shall attempt the mortgaged property, or sell or attempt to sell all or any part of the same, then the entire amount of indebtedness secured by this mortgage, shall become immediately due and payable, without notice or demand, and shall be collectible [illegible] of this mortgage, or any other indebtedness of such enforcement. Mortgagee shall be entitled to the immediate possession of the property [illegible] the rents, issues and profits, with or without foreclosure or other proceedings. Mortgagors shall pay all costs and attorney's fees which may be incurred by Mortgagee in connection with any suit or proceeding in which it may be a party by reason of this mortgage, and, in the event of foreclosure of this mortgage, Mortgagors will pay to Mortgagee, in addition to taxable costs, a reasonable attorney's fee, costs 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 impairment of lien, [illegible] 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 default or breaches of covenant shall be construed to prejudice its rights in the event of any other or subsequent default 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: containing 9.5 acres, more or less, and being shown and designated as Tract No. 9 on plat thereof by T. Craig Keith dated November 25, 1975, revised July 23, 1976, recorded in Plat Book 6-E at Page 42 of the RMC Office for Greenville County. This is the same property conveyed to the Mortgagor by deed of Andrew Sobczyk recorded November 2, 1977 in Deed Book 1068 at Page 872.

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.

Robert E. Grady (SEAL) Mortgagor

Witness

Witness (SEAL) Mortgagor

666127 REV 9 76

ORIGINAL

4328 RV.2