DOHNIE S. TASKERSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS. Joseph G. Scott and Josephine J. Scott

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN FINANCIAL SERVICES, INC.

P. O. Box 10242, Federal Station, Greenville, S. C. 29603

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herein the terms of which are incorporated herein by reference, in the sum of

In Seventy-two (72) consecutive monthly installments of One Hundred One and 77/100 (\$101.77) dollars, beginning on September 8, 1979, and on the same day of each month thereafter until paid in full,

with interest thereon from August 8, 1979

at the rate of 13.50

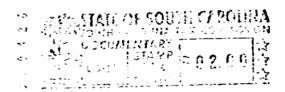
per centum per annum, to be paid:

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagor at any time for advances made to or for his account by the Mortgagor, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagor at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by the presents does grant, bargain, sell and release unto the Mortgagor, its successors and assigns:

All that piece, parcel or lot of land with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, on the southeastern side of Bethel Road, and being known and designated as Lot No. 19 according to a plat of Holly Tree Plantation prepared by Enwright Associates, Inc. dated May, 1973, and recorded in the Greenville County RMC Office in Plat Book 4-X at Page 35, reference to said plat being hereby craved for a more particular description.

This being the same property conveyed to the mortgagors herein by deed of John M. and Nannette M. Schmitt recorded in the RMC Office for Greenville County on June 8, 1979 at Deed Book 1104 at Page 359.



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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be find therefrom, and including all heating, plumbing, and lighting flatures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

O TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

De Horizagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is frefully authorized to sell, comes or encumber the same, and that the premises are free and clear of all lens and encumbrances energy as provided before. The Morigagor further covenants to warrant and forever defend all and singular the said premises unto the Morigagor forever, from and against the Morigagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mongagor further coverages and agrees as follows:

(I) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the opsion of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also softer the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagee by the Mortgagee so lobg as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premiums and does hereby assign to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgagee debt instance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgagee debt instance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the

(3) That it will keep all improvements now existing or hereafter elected in good repair, and, in the case of a construction loan, that it will confinue construction until completion without interruption, and should it fall to do so, the Mortgagee may, at its option, enter upon said progress, make whatever repairs notestary, including the completion of any construction work underway, and charge the expenses for such repairs or the completion of such construction to the mortgage debt.

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