

MORTGAGE

BOOK 1537 PAGE 400

KNOW ALL MEN BY THESE PRESENTS that James Butler and Debbie Butler his wife of Greenville County State of South Carolina hereinafter whether one or more called the Mortgagor has become justly indebted to Southland Trane of Greenville County State of S.C. hereinafter called the Mortgagee in the sum of Twelve Thousand Three Hundred thirty five and 40/100 (\$12,335.40) evidenced by a Home Improvement Credit Sale Agreement of even date herewith.

NOW for and in consideration of the aforesaid indebtedness and to secure the prompt payment of the same, Mortgagor has bargained and sold and does hereby grant, bargain, sell and convey unto the said Mortgagee, his successors and assigns, the following described lot or parcel of land situated in Greenville County State of South Carolina to wit:

FILED CO. S. C.
MAR 6 3 03 PM '81
DONN... BANKERSLEY
R. M. C.

see attached

RECORDED
MAR 6 1981
SOUTH CAROLINA
DEPARTMENT OF REVENUE
RECORDS & ADMINISTRATION

Together with all rights, members, privileges, hereditaments, easements and appurtenances belonging or appertaining Mortgagor agrees to warrant and forever defend all and singular the said premises unto the said Mortgagee, his successors and assigns, from and against said Mortgagor, his heirs, executors, administrators and assigns, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof and Mortgagor hereby covenants and warrants that he has a fee simple title to said property, free from all encumbrances except

TO HAVE AND TO HOLD all and singular the aforesaid and bargained premises unto the Mortgagee forever, provided always that if the Mortgagor shall and will pay to the order of the Mortgagee, according to its tenor and effect, that certain Home Improvement Credit Sale Agreement of even date herewith and secured hereby and any other sums which become owing by the Mortgagor to the Mortgagee prior to cancellation hereof, then this mortgage shall cease, terminate and be void otherwise to remain in full force and effect

The Mortgagor agrees and covenants to pay all taxes and special assessments against the property and agrees to pay all taxes levied under the laws of this State on the indebtedness secured hereby. Mortgagor further covenants and agrees that he will at all times until the release of this mortgage keep in force a policy of insurance on that portion of the mortgaged property which is insurable covering loss and damage by fire and the other casualties covered by the usual comprehensive casualty insurance policy. Such policy shall be in an amount not less than the balance owing upon the indebtedness secured 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 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 Mortgagor 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.

The Mortgagor agrees and covenants that he will maintain the mortgaged property in good condition and will not commit or 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.

The Mortgagor hereby vests the Mortgagee with the full power and authority, upon the breach of any covenant or warrant herein contained, or upon any default in the payment of any installment provided in said Home Improvement Credit Sale Agreement or any renewal or extension thereof, or in the performance of any agreement herein contained, to declare the entire indebtedness hereby secured, less unearned charges, due and payable as provided by law and to take possession of said property and proceed to foreclose this mortgage in accordance with the law of this State.

The Mortgagor (if more than one, all mortgagors) hereby waives and relinquishes all rights of exemption and homestead. This mortgage may be assigned by the Mortgagee without the consent of 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 11 day of March, 19 81

Signed in the presence of:
Dale G. P...
Cheryl K...

(X) [Signature] (Seal)
(X) Debbie R. Butler (Seal)
X (Seal)

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