REAL ESTATE MONTHLY INSTALLMENT MORTGAGE VOL 1637 FEE 483

State of South Carolina,

GREENVILLE County of _

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, XX we the said	lames Fernandes and Mary T	. Fernandes	hereinafter
called Mortgagor, in and by my, of firmly held and bound unto the Citizen			
S. C., hereinafter called Mortgages	e, the sum of $\frac{$6,176.48}{}$	plus interest as s	tated in the note or
obligation, being due and payable in day of			
WHEREAS, the Mortgagor may h	ereafter become indebted to the	said Mortgagee for such	further sums as may
be advanced to or for the Mortgago any other purposes:	r's account for taxes, insurance	premiums, public assess	iments, repairs, or to
	gor, in consideration of the aforesaid del	bt, and in order to secure the part any time for advances made	layment thereof, and of ar to or for his account by th

Mortgages, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgages at and before the seating and delivery of these presents, the receipt whereof is hereby acknowledged, has granted bargained sold and released, and by these presents does grant, bargain, selt and release unto the Mortgagee, its successors and assigns.

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the southeastern side of Beauclair Drive and being known and designated as Lot No. 16 on a plat of Section I, Jenkins Estate, Southwest, by C. O. Riddle, dated February, 1972, and recorded in the RMC Office for Greenville County in Plat Book 4-M at Page 197 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

THIS is the same property as that conveyed to the Mortgagors herein by deed from John C. Walde and Jeanette O. Walde recorded in the RMC Office for Greenville County in Deed Book 1059 at Page 586 on June 30, 1977.

THE mailing address of the Mortgagee herein is P. O. Box 1449, Greenville, S. C. 29602.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any was incident or appertaining, and all of the reges, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting figures now he 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

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

The Mortgagor covenants that it is lawfully secred of the premises hereinabuse described in fee simple absolute, that it is lawfully secred of the premises hereinabuse described in fee simple absolute, that it is lawfully secred of the premises hereinabuse described in fee simple absolute, that it is lawfully secred of the premises hereinabuse described in fee simple absolute, that it is lawfully secred of the premises hereinabuse described in fee simple absolute, that it is lawfully secred of the premises hereinabuse described in fee simple absolute. ses are free and clear of all liens and encumbrances except as provided herrin. The Morigagor further covenants to warrant and forever defend all and singular the said premises unto the Morigagoe forever, from and against the Morigagoe and all persons whomsoever lawfully claiming the same or any part thereof

The Mortgagor further covenants and agrees as follows:

and the second second

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option 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 secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagee by the Mortgagee so long as the total indebtedness thus secured does not expred the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the No mortgage debt and shall be payable on demand of the Mortgages unless otherwise provided in anting

2 That it will keep the improvements now expring or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss be fice and any other hazards specified by Mortgagee in an amount not less than the mortgage deer or in such O amounts as may be required by the Mongagee and in companies acceptable to it and that all such process and renewals thereof that he need he the Mortgagee and have attached thereto loss parable clauses in taxon of and in them acceptable to the Mortgagee and that it are may all community therefor when due, and that it does hereby assign to the Morigages the provesses of any policy routing the morntaged promises and they hereby author or each insurance conteam concerned to make parment for a loss directs, to the Mongager, he the extent of the halance came in the Mongager of the extent of the halance came in the Mongager of the extent of the halance came in the Mongager of the extent of the halance came in the Mongager of the extent of the halance came in the Mongager of the extent of the halance came in the Mongager of the extent of the halance came in the Mongager of the extent of the halance came in the Mongager of the extent of the halance came in the Mongager of the extent of the halance came in the Mongager of the extent of the halance came in the Mongager of the extent of the halance came in the Mongager of the extent of the Mongager of the extent of the Mongager of the Mongager of the extent of the Mongager of the Mongager of the Mongager of the extent of the Mongager of the M whether due to the

while Phat it will keep all improvements one existing or hereafter elected in grownings of and improved a constitution of the improved in grown new contract. Construction and construction of the resource of the construction of the construction and constru construction to the mortal at 10ths

The second second

11/20日本で発生を発