REAL ESTATE MONTHLY INSTALLMENT MORTGAGE

State of South Carolina,

GREENVILLE County of __

voi 1640 ma 479

TO ALL WHOM THESE PRESENTS MAY CONCERN:

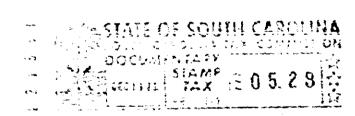
SEND GREETINGS:

WHEREAS, I, we the said	Charles B. Wilson and Rosalle V. Wilson	hereinafter
	, our certain note or obligation bearing even date her	rewith, stand indebted.
firmly held and bound unto the Ci	itizens and Southern National Bank of South Carolina,	Greenville
S. C., hereinafter called Mortga	igee, the sum of \$13,179.28 plus interest as	s stated in the note or
	e in equal monthly installments co	
day ofJanuary	19 84, and on the same date of each succ	essive month thereafter.
WHEREAS, the Mortgagor ma	ay hereafter become indebted to the said Mortgagee for su	uch further sums as may
be advanced to or for the Mortga	agor's account for taxes, insurance premiums, public ass	essments, repairs, or for
any other purposes:		
other and further sums for which the Mo Mortgagee, and also in consideration of the sealing and delinery	ortgagor, in consideration of the aforesaid debt, and in order to secure the ortgagor may be indebted to the Mortgagee at any time for advances may the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well also of these presents, the receipt whereof is hereby acknowledged, has grant, bargain, self and refease unto the Mortgagee, its successors.	ade to or for his account by the and truly paid by the Mortgages granted bargained, sold and

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the southern side of Brook Drive and being known and designated as the property of Charles B. Wilson and Rosalie V. Wilson on a plat recorded in the RMC Office for Greenville County in Plat Book MM at Page 133 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 Herbert E. Rudd recorded in the RMC Office for Greenville County in Deed Book 799 at Page 384 on June 2, 1966.

THE mailing address of the Hortgagee 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 way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter atrached 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 et is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully or encumber the same, and thus the permises are free and clear of all hens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortga and all persons whomsoever lawfully claiming the same or any part thereof

The Mortgagor further covenants and agrees as follows:

- (B) 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 autesiments, 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 Mortgager by the Mortgager so long as the total indebtodness 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 Mortgager, 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 premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgagee debt. whether due or not
- 438. That it will keep all improvements now existing or hereafter created in givid repair, and, in the case of a construction loan, that it will continue construction until completion without intersuption, and should it fail to do so, the Mortgagee man, at its option, enter upon said premier, make whatever regains increasing, including the completion of any consumption work underway, and charge the expenses for such repairs or the completion of such test reserved and our mornings dicht

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