		Community
Westgage — S	South Carolina — Ji	m Walter Homes, Inc.
STATE OF SQUILL CAMPLINA		un 1681589
WHEREAS. LITTLOYD L	Price and Parts	icia C. Price.
the heighbuffer called the Mayigagee, in the fi	off and just sym of Fifty Will	Mongagor, are well and truly induly to IIM WALTER MOMIES. Liou Oud Light Hundred
Sulty Eight and	10/100-4-4	holtars.
rates) by reference, payable in	by a certain promissory more in writing of ever	Live, Hundle Lung Lung Col
Date") to be mailed or delivered by Jim Walter H	omes, Inc., to the undersigned upon completion for Homes. Inc. and the undersigned, and one i	ole on the date set forth in the Completion Notice ("Commencement by Jim Walter Homes of its contract obligations set forth in a building installment to become due on the same day of each succeeding insufficient to become
until payment in full. If not sunner paid, the en	itire outstanding indebtedness shall be due and	payable 180 months from the Commencement Date.
according to the terms and tenor of said note, and	atso in consideration of THREE (\$3.00) DOL	sum of money oferesaid, and for better securing the payment thereof. LARS to them in hand well and truly paid at and before the scaling and d, sold and released, and by these presents do grant, burgain, sell and
release unto the said Mortgagee, all that tract of Carolina and described as fullows, to-wit:		
All that certain piece, pa Carolina, being a portion ville County, S. C., in Pl containing 1.27 acres, on	of Lot No. 5, on plat of lat Book "4 F", at Page 42 more recent plat entitled seland & Associates, 10 Au	the County of Greenville, State of South Edgewood, recorded RMC Office for Green- e, and being shown as Part Lot No. 5, e "Property of Lloyd E. Price and Patricia egust 1984, and having, according to said eto wit:
BEGINNING at an old iron paint a 50° radius of Putmanew line through Lot No. 5 new line through Lot No. 5 now or formerly of Moore; 280.8 feet to an old iron line of property now or forear corner of Lots Nos. 537 E. 224.3 feet to an old	pin, joint front corner of an Street, S. 80-59 E. 35. 5, S. 36-44 W. 58.9 feet of 5, S. 15-55 E. 187.8 feet thence with line of property of pin in line of property of ormerly of Gresham, N. 6- 5 and 6; thence with the d iron pin, the point of	f Lots Nos. 5 and 6, and running thence .0 feet to a new iron pin; thence with a to a new iron pin; thence continuing with a to a new iron pin in line of property erty now or formerly of Moore, S. 42-28 W. now or formerly of Gresham; thence with 37 W. 300.1 feet to an old iron pin, joint joint lines of Lots Nos. 5 and 6, N. 50-BEGINNING.
The within is a portion o	f that property heretofor	e conveyed to Lloyd E. Price and Patricia dated 9 August 1984, recorded RMC Office
in anywise appertaining, and all buildings, st	ways, casements, riparian and other rights, and roctures and other improvements now on said and profits accruing and to accrue therefrom.	all tenements, hereditaments and appurtenances, thereunto belonging or land or that hereafter may be erected or placed thereon, and all fixtures

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TO HAVE AND TO HOLD the above described property unto Mongagee, its successors and assigns forever.

Mortgagor hereby covenants with Mortgagee that Mortgagor is indefeasibly seized with the absolute and fee simple title to said property; that Mortgagor has full power and lawful authority to sell, convey, assign, transfer and mortgage the same; that it shall be lawful for Mortgagee at any time hereafter peaceably and quietly to enter upon, have, hold and enjoy said property and every part thereof; that said property is free and discharged from all liens, ecumbrances and claims of every kind, including all taxes and assessments; that Mortgagor will, at his own expense, make such other and further instruments and assurances to vest absolute and fee simple title to said property in Mortgagee that may be requested by Mortgagee, and that Mortgagor will, and his heirs, legal representatives and successors shall, warrant and defend the title to said property unto Mortgagee against the lawful claims and demands of all persons whomsoever.

PROVIDED ALWAYS, and these presents are upon these express conditions, that if the said Mortgagor shall promptly, well and truly pay to the Mortgagee the said debt or sum of money aforesaid, according to the true intent and tenor of said note, and until full payment thereof, or any extensions or renewals thereof in whole or in part, and payment of all other indebtedness or liability that may become due and owing hereunder and secured hereby, shall faithfully and promptly comply with and perform each and every other covenant and provision herein on the part of the Mortgagor to be complied with and performed, then this deed of bargain and sale shall cease, determine, and be utterly void; otherwise to remain in full force and virtue.

And Mortgagor hereby covenants as follows:

To keep the buildings, structures and other improvements now or hereafter creeted or placed on the premises insured in an amount not less than the actual cash value of the house or the unpaid balance of the cash price against all loss or damage by fire, windstorm, tornado and water damage, as may be required by the Mortgagee, with loss, if any, payable to the Mortgagee as his interest may appear; to deposit with the Mortgagee policies with standard mortgagee Gause, without contribution, evidencing such insurance; to keep said premises and all improvements thereon in first class condition and repair. In case of loss, Mortgagee is hereby authorized to adjust and settle any claim under any such policy and Mortgagee is authorized to collect and receipt for any such insurance money and to apply the same, at Mortgagee's option, in reduction of the indebtedness hereby secured, whether due or not, or to allow Mortgager to use such insurance money, or any part thereof, in repairing the damage or restoring the improvements or other property without affecting the lien hereof for the full amount secured hereby.

In the event said premises are condemned, the proceeds of any condemnation award shall be paid to and are assigned to Mongagee.

It is further covenanted that Mortgagee may (but shall not be obligated so to do) advance moneys that should have been paid by Mortgagor hereunder in order to protect the fein or security hereof, and Mortgagor agrees without demand to forthwith repay such moneys, which amount shall be considered as so much additional indebtedness secured hereby; but no payment by Morigagee of any such moneys shall be deemed a waiver of Morigagee's right to declare the principal sum due hereunder by ceason of the default or violation of Mortgagor in any of his covenants hereunder.

Murigagor further covenants that granting any extension or extensions of the time payment of any part or all of the total indebtedness or liability secured hereby, or taking other or additional security for payment thereof, shall not affect this mortgage or the rights of Mortgagee hereunder, or operate as a release from any liability upon any part of the indebtedness hereby secured, under any covenant herein contained.

It is further covenanted and made of the essence hereof that in case of default for thirty days in the performance of any of the covenants herein on the part of the Mortgagor, then it shall be optional with Mortgagee to consider all unmatured indebtedness or liability secured hereby, and accrued interest thereon, as immediately due and payable, without demand and without notice or declaration of said option, and Mortgagee shall have the right forthwith to institute proceedings to enforce the THIS INSTRUMENT PREPARED BY collection of all moneys secured hereby or to foreclose the lien hereof.

GCTO ----3 Sm14 84 Thomas E. Portsmouth, Attorney P. O. Box 22501 4 • OCCD

Tampa, Florida 336?2