

FILED
GREENVILLE CO. S. C.

MORTGAGE

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BOOK 13 PAGE 248

OMEGA FARMS, INC. Paul C. Hault Jr. & Mary B. Hault
(hereinafter also styled the mortgagor) in and by my (our) certain Noted bearing even date herewith, stand firmly held and bound unto
R. H. C.

Mid: State mfg Co (hereinafter also styled the mortgagee) in the sum of

4619.40, payable in 60 equal installments of \$ 76.99 each, commencing on the

15 day of November 19 69 and falling due on the same of each subsequent month, as in and by the said Note and conditions thereof, reference thereto had will more fully appear.

W. 143 feet to an iron pin; joint rear corners of Lots 13, 14, 17, and 18 located along the front line of Lots 15 and 16, N. 54-42 E. 143 feet to the point of beginning.

SATISFIED AND CANCELLED OF RECORD

JAN 22 1973

Dennis D. Stankers
20860
Dennis D. Stankers

AT 10:24 O'CLOCK P. M. NO. 20660

R. M. C. FOR GREENVILLE COUNTY, S. C.

FILED
GREENVILLE CO. S. C.
JAN 24 1973
D. STANKERS
R. M. C.

WACHE RECORDS, GREENVILLE, S. C.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or pertaining.

HAVE AND TO HOLD, all and singular the said Premises unto the said mortgagee, its (his) successors, heirs and assigns forever.

AND I (we) do hereby bind my (ourself and my (our) heirs, executors and administrators, to procure or execute any further necessary assurances of title to the said premises, the title to which is unencumbered, and also to warrant and forever defend all and singular the said Premises unto the said mortgagee, its (his) heirs, successors and assigns, from and against all persons lawfully claiming, or to claim the same, or any part thereof.

AND IT IS AGREED, by and between the parties hereto, that the said mortgagee(s) his (their) heirs, executors, or administrators, shall keep the buildings on said premises insured against loss or damage by fire, for the benefit of the said mortgagee, for an amount not less than the unpaid balance on the said Note in such amount as shall be approved by the said mortgagee, and in default thereof, the said mortgagee, its (his) heirs, successors or assigns, may cause such insurance to be procured and the cost thereof shall be paid by the said mortgagee, its (his) heirs, successors or assigns, from the date of the payment. And the further agreed that the said mortgagee, its (his) heirs, successors or assigns shall be entitled to receive from the insurance money a sum not less than the amount of the debt secured by this mortgage.

AND IT IS AGREED, by and between the parties hereto, that if the said mortgagee(s) his (their) heirs, executors, administrators or assigns, shall fail to pay all taxes and assessments upon the said premises when the same shall first become payable, then the said mortgagee, its (his) heirs, successors or assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse themselves under this mortgage for the amount so paid, with interest thereon, from the date of such payments.

AND IT IS AGREED, by and between the parties hereto, that upon any default being made in the payment of the said Note, when the same shall become payable, or in any other of the provisions of this mortgage, then the entire amount of the debt secured, or intended to be secured hereby, shall forthwith become due, at the option of the said mortgagee, its (his) heirs, successors or assigns, although the period for the payment of the said debt may not then have expired.

AND IT IS FURTHER AGREED, by and between the parties hereto, that should legal proceedings be instituted for the foreclosure of this mortgage, or for any purpose involving this mortgage, or should the debt hereby secured be placed in the hands of an attorney at law for collection, by suit or otherwise, that all costs and charges incurred by the mortgagee, its (his) heirs, successors or assigns, including a reasonable counsel fee (of not less than ten per cent of the amount involved) shall thereupon become due and payable as a part of the debt hereby, and may be recovered and collected hereunder.

PROVIDED, ALWAYS, and it is the true intent and meaning of the parties to these Presents, that when the said mortgagee, his (their) heirs, executors or administrators shall pay, or cause to be paid into the said mortgagee, its (his) heirs, successors or assigns, the said debt, with the interest thereon, if any shall be due, and also all sums of money paid by the said mortgagee, his (their) heirs, successors, or assigns, according to the conditions and agreements of the said note, and of this mortgage and shall perform all the obligations according to the true intent and meaning of the said note and mortgage, then this Deed of Bargain and Sale shall cease, determine and be void, otherwise it shall remain in full force and virtue.

AND IT IS LASTLY AGREED, by and between the said parties, that the said mortgagee may hold and enjoy the said premises until default of payment shall be made.

WITNESS my (our) Hand and Seal, this 30 day of Sept 1969

Signed, sealed and delivered in the presence of Paul C. Hault Jr. (L.S.)

WITNESS Mary B. Hault (L.S.)

WITNESS Paul C. Hault