

NOV 2 1972 13330

HORTON, DRAWDY, DILLARD, MARCHBANKS, CHAPMAN & BROWN

RECORDING FEE PAID \$ 2.50

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

JAMES H. LINDSEY and  
DEOLIA COGGINS, PARTNERS  
d/b/a DUD-LIN INVESTMENTS

BOOK 33239

16 PAGE 284

Enclosed  
Domestic  
to

FIRST PIEDMONT BANK &  
TRUST COMPANY, LIMITED OF RECORD  
SATISFIED AND PAID IN FULL OF RECORD  
21 PAY TO THE ORDER OF  
Dennis J. Lindsey  
R. M. C. FOR GREENVILLE COUNTY, S. C.

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 2nd  
day of November 19 72  
at 2:18 P. M. recorded in Book 1255 of  
Mortgage page 567 As No.  
Register of Name Conveyance Greenville County

HORTON, DRAWDY, DILLARD, MARCHBANKS,  
CHAPMAN & BROWN, P. A.  
307 FETTERU STREET  
P. O. BOX 10177-B  
GREENVILLE, SOUTH CAROLINA 29603

16,000.00  
Lot 24, Old Piedmont Hwy. U.S.  
Hwy. 29) Gantt Tp.

RECORDING FEE HORTON, DRAWDY DILLARD, MARCHBANKS, CHAPMAN & BROWN

33239

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

Satisfied and paid in full this 18th day of May, 1973.

FIRST PIEDMONT BANK AND TRUST COMPANY

BY: *[Signature]*

(6) That if there is a default in any of the terms, conditions, or covenants of this mortgage, or of the note secured hereby, then, at the option of the Mortgagee, all sums then owing by the Mortgagee shall become immediately due and payable, and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee become a party of any suit in which this mortgage or the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of any attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.

(5) That the Mortgagee, all sums then owing by the Mortgagee shall become immediately due and payable, and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee become a party of any suit in which this mortgage or the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of any attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.

(4) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines and penalties imposed against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mortgaged premises.

(3) That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default hereunder, and agrees that should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or otherwise, appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises and collect the rents, issues and profits, including reasonable repairs and after deducting all charges and expenses, shall apply the residue of the rents, issues and profits toward the payment of the debt secured hereby.

(2) That if there is a default in any of the terms, conditions, or covenants of this mortgage, or of the note secured hereby, then, at the option of the Mortgagee, all sums then owing by the Mortgagee shall become immediately due and payable, and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee become a party of any suit in which this mortgage or the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of any attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.

(1) That it will keep all improvements existing or hereafter erected in good repair, and in the case of a construction loan, that it will make whatever repairs are necessary, including the completion of any construction work underway, and charge the expenses for such repairs or the completion of such construction to the mortgage debt.