

REGULATION NO. 22
COMPILED 11-11-66
MORTGAGE DRAGOV OLLARD MARCHBANKS CHAPMAN & BROWN, P.A., 207 PERRYGO STREET, GREENVILLE S.C. 29611

REC 1268 REG 757

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN

BOOK 28 PAGE 180

MAR 5 10 22 AM '73

DONNIE S. TRIMERSLEY
R.M.C.

WHEREAS, Lollie G. Gibson

hereinafter referred to as Mortgagee is well and truly indebted unto Bessie B. Porter

hereinafter referred to as Mortgagor) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Six Thousand and No/100-----

----- Dollars \$ 6,000.00 1/100 and payable
in sixty (60) equal monthly installments of One Hundred Dollars (\$100.00)
each, commencing April 1, 1973 and One Hundred Dollars (\$100.00) on the 1st
day of each month thereafter until paid in full.

PAID AND SATISFIED this 24th day of January, 1975.

CHRG FEE

1.00

REC 1268 REG 758

WITNESSES:

[Handwritten signatures]

BESSIE B. PORTER

JOHN P. MANN
Attorney at Law

17561

(3) That it will keep all improvements and structures on good repair, and in the event of reconstruction, it will continue construction until completion without interruption, and should it fail to do so, the Mortgagee may, at its option, enter upon said premises, make all necessary repairs and alterations, including the completion of any construction and improvements, and the cost of such completion of such construction to the mortgage debt.

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

(5) That it holds, assigns all rents, issues and profits of the mortgaged premises from and after any default hereunder, and agrees that should any proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at the option of the Mortgagee, appoint a receiver to take possession of the mortgaged premises and collect the rents, issues and profits, including a reasonable amount to be paid by the Court in the event said premises are occupied by the mortgagor and after deducting all charges and expenses attending such proceeding and the execution of its trust as receiver, shall apply the residue of the rents, issues and profits toward the payment of the debt secured hereby.

(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 Mortgagor to the Mortgagee shall become immediately due and payable, and this mortgage may be foreclosed. Should any legal proceedings be instituted in the foreclosure of this mortgage, or should the Mortgagee become a party to any suit involving 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 become due and payable immediately on demand at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.

(7) That the Mortgagee shall hold and enjoy the premises above described until there is a default under this mortgage or in the note secured hereby. It is the true meaning of this instrument that if the Mortgagee shall fully perform all the terms, conditions, and covenants of the mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void, insofar as to remain in full force and value.

(8) That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors and assigns of the parties herein. Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the Mortgagor's hand and seal this
SIGNED, read and delivered in the presence of

2 day of March 1973

Lollie G. Gibson

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