

BOOK 1345 PAGE 331

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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S.C.  
AUG 4 2 59 PM '75  
DONNIE S. TANKERSLEY  
R.H.C.

MORTGAGE OF REAL ESTATE

BOOK 55 PAGE 636

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, -----George Anthony King and Sylvia H. King-----

(hereinafter referred to as Mortgagor) is well and truly indebted unto -----Southern Bank and Trust Company-----

(hereinafter referred to as Mortgagee) 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, Seven Hundred, Fifty and No/100-----

in equal monthly installments of \$112.50 commencing on the 15th day of

PAID IN FULL AND RETURNED THIS DAY OF 11 paid in full:  
SOUTHERN BANK AND TRUST COMPANY GREENVILLE S.C.  
GREENVILLE SOUTH CAROLINA

C. TIMOTHY SULLIVAN  
BOOK 1345 PAGE 332

That it will pay all improvements now existing or hereafter erected in good repair, and, in the case of a construction loan, that 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 whatever repairs necessary, including the completion of any construction work underway, and charge the expenses for such repairs or the completion of such construction to the mortgagor.

That it will pay all taxes, assessments, and other governmental or municipal charges, fines or other impositions against the mortgaged premises, and all municipal and county laws and regulations affecting the mortgaged premises.

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 a reasonable rental to be fixed 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.

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 for the foreclosure of this mortgage, or should the Mortgagee become a party of 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 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.

That the Mortgagor shall hold and enjoy the premises above conveyed 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 Mortgagor 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, otherwise to remain in full force and virtue.

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 hereto. 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 1st day of August 19 75 -

SIGNED, sealed and delivered in the presence of:  
Staley B. Jamison

George Anthony King (SEAL)

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