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RECORDED
STATE OF SOUTH CAROLINA
COUNTY OF Greenville
FILED
JAN 18 1974
DORRIS S. TANKERSLEY

BOOK 1300 PAGE 161
MORTGAGE OF REAL ESTATE
VOL 65 PAGE 638

James W. Taylor and Mary C. Taylor
(Name or names as they appear on the deed instrument)

Whereas, James W. Taylor and Mary C. Taylor in the State aforesaid, hereinafter called the Mortgagor, is indebted of the County of Greenville in the State aforesaid, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference in the principal sum of Eight thousand two hundred and eighty Dollars (\$ 8,280.00).

Whereas, the Mortgagor at its option may hereafter make additional advances to the Mortgagor, or his successors, shall be entitled to collect and retain the said rents, issues, and profits until default hereunder; and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

To Have and To Hold, all and singular the said property unto the Mortgagee, his successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises herein above described in fee simple absolute (or such other estate; if any, as is stated hereinbefore), that he has good, right, and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever except (if none, so state).

Prudential Life

PAID AND FULLY SATISFIED THIS 31st Day of December 1973
HOSEMAKERS CONSUMER LOAN AND DISCOUNT COMPANY
V.P. PRESIDENT

NOTARY

The Mortgagee further covenants to warrant and forever defend all and singular the premises as herein conveyed unto the Mortgagor forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note and any subsequent note or agreement evidencing additional advances, at the time and in the manner therein provided.
2. That the lien of this instrument shall remain in full force and effect during any postponement or extension of the time of payment of the indebtedness or any part thereof secured hereby.
3. That he will pay as they become due all mortgage loan insurance premiums, taxes, assessments, water rates, and other governmental or municipal charges, fines or imposition, assessed against the property hereby mortgaged. If the mortgagor fails to make any payments provided for in this section or any other payments for taxes, assessments, or the like, the Mortgagee may pay the same, and all sums so paid shall bear interest at the same rate as the principal debt secured hereby (from the date of such advance) and shall be secured by this mortgage.
4. That he will keep the premises in as good order and condition as they are now, reasonable wear and tear excepted, and will not commit or permit any waste thereof.
5. That he will procure and continuously maintain fire and such other hazard insurance as the Mortgagee may require on the improvements now or hereafter on said premises, and will pay promptly when due any premiums therefor. If he fails to do so, the Mortgagee may cause the same to be done and reimburse itself for such premiums and expenses, and the same shall be secured by this mortgage. All insurance shall be carried in companies approved by the Mortgagee and the policies and renewals thereof shall be held by the Mortgagee and have attached thereto loss payable clauses in favor of and in form acceptable to the Mortgagee. In event of loss, Mortgagor will give immediate notice by mail to the Mortgagee, who may make proof of loss if not made promptly by the Mortgagor, and each insurance company company (HM-747-71)